



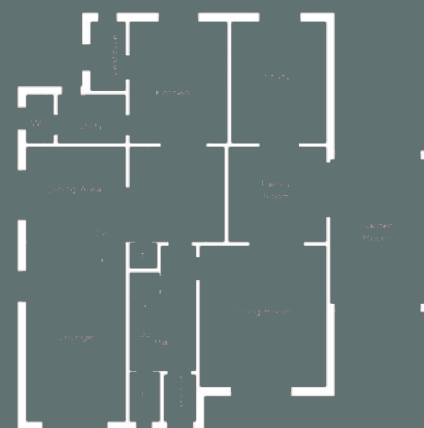
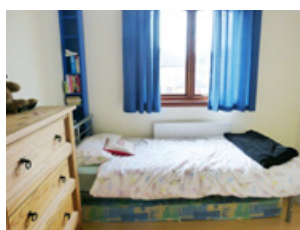
Peacehaven, Station Road, Errol, Perthshire,
PH2 7SN

- Detached Villa
- Spacious Family Accommodation
- 3 Public Rooms, Sun Room
- Large Kitchen, Utility Room
- 6 Bedrooms, Master En Suite
- Family Bathroom, WC
- Gas Central Heating
- Double Glazing
- Double Garage, Driveway
- Gardens
- Countryside Views
- EPC Rating D



This is a very spacious detached villa affording versatile accommodation for any growing family of 2 levels. The property is situated by Errol Station close to amenities available in the village and is within easy commuting of both Perth and Dundee.

There is excellent, generously proportioned, open plan family space consisting of a split level lounge/dining room open to a large kitchen fitted with ample units and a range cooker finished with attractive wooden flooring throughout. A utility room and WC is off the kitchen and a porch give access to the garden. Further accommodation on the ground floor includes a generously proportioned room currently used as a formal dining room, open to a sitting area which in turn gives access to a sunroom and a music room/study. Upstairs are 6 bedrooms - the master with en suite shower room and a family bathroom with separate shower. Both bathrooms have recently been refurbished. The bedrooms at the rear of the house enjoy lovely views across the surrounding countryside as does the rear garden. Gardens at the front set the house back from the road and there is ample parking within the driveway in front of the double garage.



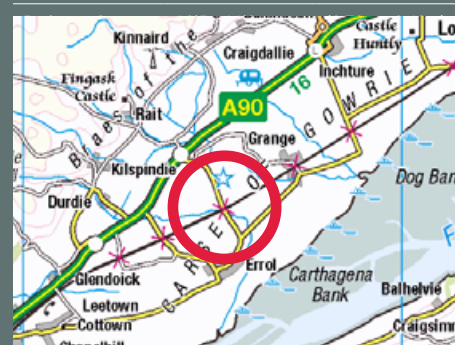
Ground Floor



First Floor

Illustrative only. Not to scale

Lounge	15'10 x 10'9	(4.83m x 3.28m)
Dining Area	10'9 x 10'2	(3.28m x 3.10m)
Kitchen	24'4 x 9'10	(7.42m x 3.00m)
Utility Room	9'0 x 5'0	(2.74m x 1.52m)
Dining Room	15'3 x 13'8	(4.65m x 4.17m)
Sitting Area	10'7 x 9'9	(3.23m x 2.97m)
Study	12'8 x 10'4	(3.86m x 3.15m)
Master Bedroom	18'7 x 10'11	(5.66m x 3.33m)



Contains Ordnance Survey data. © Crown copyright and database 2016

Thorntons is a trading name of Thorntons Law LLP.
Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.
Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

Perth: 17-21 George Street, Perth PH1 5JY

Tel: 01738 443456 | E: perth@thorntons-law.co.uk | www.thorntons-property.co.uk

Anstruther | Arbroath | Cupar | Dundee | Edinburgh | Forfar | Kirkcaldy | Montrose | St Andrews

