



**Premier  
Properties**  
Perth



## 10 James Tytler Place, Perth, PH2 7US

**Offers Over £129,500**

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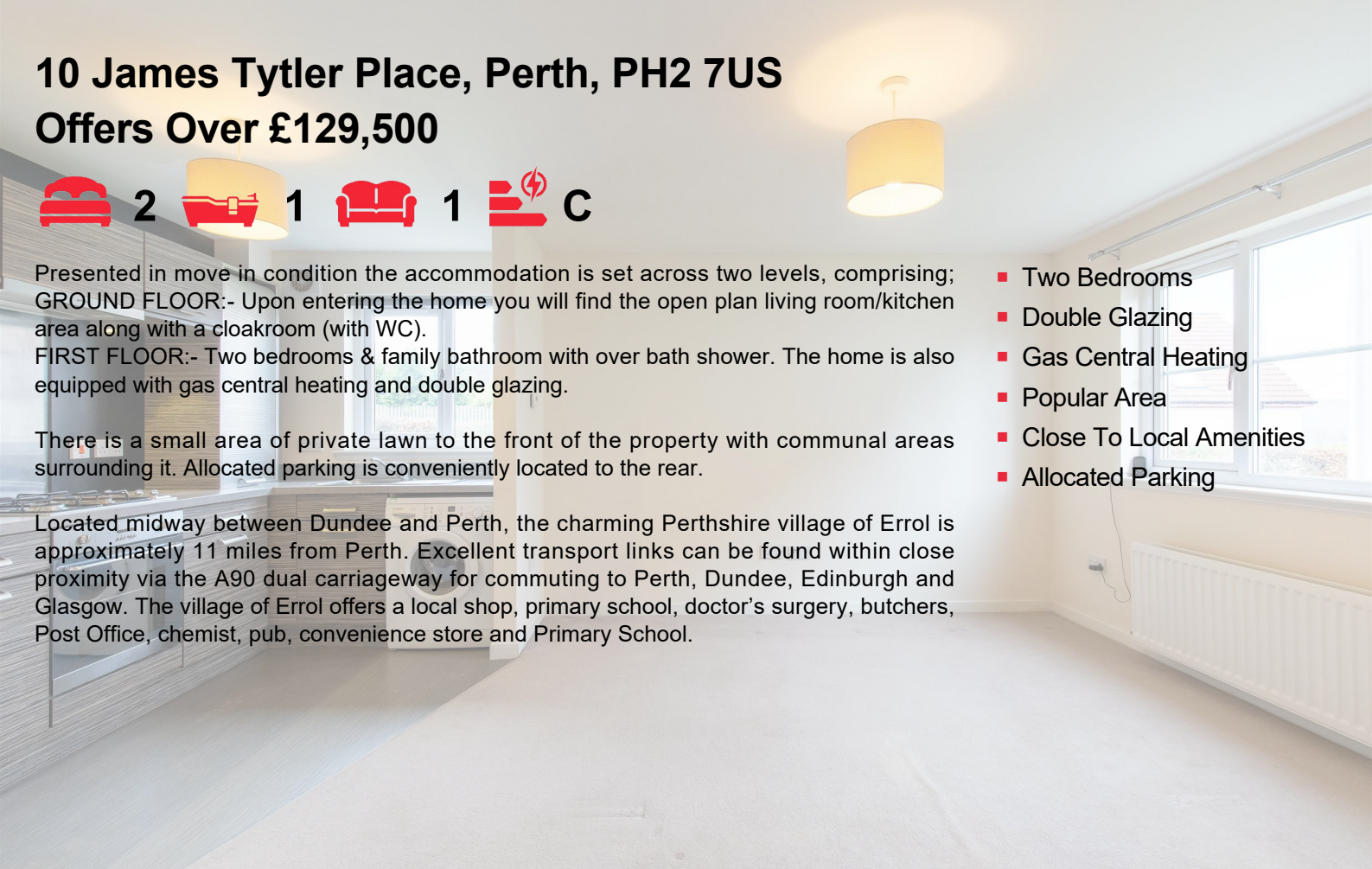
Presented in move in condition the accommodation is set across two levels, comprising;  
GROUND FLOOR:- Upon entering the home you will find the open plan living room/kitchen area along with a cloakroom (with WC).

FIRST FLOOR:- Two bedrooms & family bathroom with over bath shower. The home is also equipped with gas central heating and double glazing.

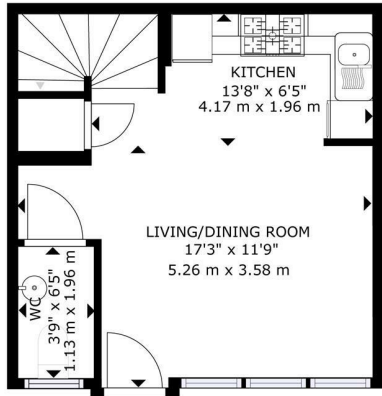
There is a small area of private lawn to the front of the property with communal areas surrounding it. Allocated parking is conveniently located to the rear.

Located midway between Dundee and Perth, the charming Perthshire village of Errol is approximately 11 miles from Perth. Excellent transport links can be found within close proximity via the A90 dual carriageway for commuting to Perth, Dundee, Edinburgh and Glasgow. The village of Errol offers a local shop, primary school, doctor's surgery, butchers, Post Office, chemist, pub, convenience store and Primary School.

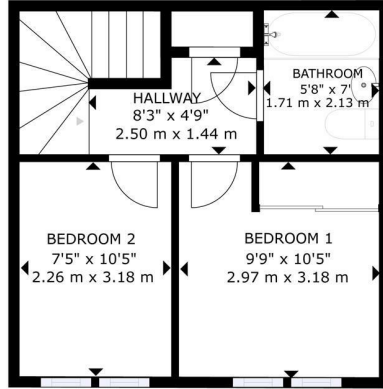
- Two Bedrooms
- Double Glazing
- Gas Central Heating
- Popular Area
- Close To Local Amenities
- Allocated Parking







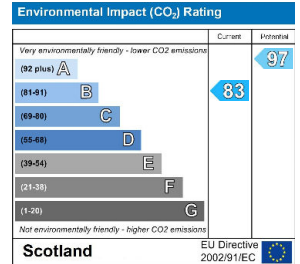
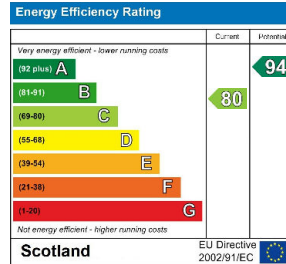
FLOOR 1



FLOOR 2

10 James Tytler Place, Errol, Perth, PH2 7US

GROSS INTERNAL AREA  
FLOOR 1: 305 sq ft, 28.38 m<sup>2</sup> FLOOR 2: 311 sq ft, 28.86 m<sup>2</sup>  
TOTAL: 616 sq ft, 57.24 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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