



The Grange, Errol  
Offers in the region of £367,000

A lot of house for the price ! This is a fantastic property offering enormous potential as a family home, with ample areas giving space for working from home or business potential. The house is surrounded by extensive grounds, including a Holly Tree dating back to 1790 and overlooking a giant Sequoia tree. Access to the property is by a monoblock road and monoblock driveway with very large double garage, featuring twin remote up and over doors. The garage has light and power and gives access to the cellar and workshop. There is a ride on Husqvarna lawn mower included in the sale. The property is surrounded by approximately 0.46 hectares of magnificent mature garden grounds. The garden is mostly laid to lawn with mature shrubs and bedding. There is also a feature pond, patio area, decking area, vegetable beds, poly tunnel and orchard with amazing varieties of apple trees. Home Report £400,000. This exceptionally spacious individually designed brick built 4/5 bedroom detached bungalow with large cellar situated in The Grange, Errol. Errol has local amenities consisting of primary school, shops, village pub, an excellent bus service to Perth and Dundee and good motorway accesses. The property comprises of Entrance Hall, Lounge, Dining Room, Study/5th Bedroom, Kitchen, Utility Room, Inner Hall, Cloakroom, 4 Double Bedrooms with 2 En Suites, Family Bathroom and Cellar. The property has gas central heating and full double glazing. Viewing is highly recommended to fully appreciate this exceptional bungalow. The Orchard contains 3 Apple Trees, (Loslin, Las \O\ Gowrie, Stirling Castle) one crab apple (Everest) and one plum tree (Victoria). There is also room for over spill parking of 4 cars. Also, the drive is a crabb apple tree (John Downie), to the east of the property are two plum trees (Victoria and Opal). To the south side of the property are two apple trees (George Cowe, Ribston Pippen and Coul Blush (most northern bred apple tree in Scotland). There is a large vegetable plot with 4 x 9 inter poly tunnell. (See schedule). The Garage - The double garage could house 4 cars, it is also two story high. It would be simple to put an upper floor in and two velux windows, which would give a wonderful office space/granny annex/studio. From the garage, there is access to the cellar, which runs the entire length of the house, offering fantastic storage and workshop space (or work from home potential). The Gardens - Orchard The Orchard contains 3 Apple Trees, (Loslin, Las \O\ Gowrie, Stirling Castle) one crab apple (Everest) and one plum tree (Victoria). There is also room for over spill parking of 4 cars. Also, the drive has a crabb apple tree (John Downie), to the east of the property are two plum trees (Victoria and Opal). To the south side of the property are two apple trees (George Cave), Ribston Pippen and Coul Blush (most northern bred apple tree in Scotland). There is a large vegetable plot with 4 x 9 inter poly tunnel. (See schedule).

Home Report Valuation - £400,000. A video of this property can be viewed at [www.reidestates.co.uk](http://www.reidestates.co.uk).



View a video of this  
property visit  
[www.reidestates.co.uk](http://www.reidestates.co.uk)



**Entrance Hall 10.37 x 1.00 (34'0" x 3'3")**

An inviting bright entrance hall which features oak flooring. There are two exterior doors and a deep cupboard which provides excellent storage.

**Lounge 6.78 x 5.30 (22'3" x 17'5")**

Bright and spacious with dual aspect windows overlooking garden and countryside. There is a stone built raised fireplace with ample space for free standing furniture. TV point and telephone point, ample power points, Oak Wood flooring.

**Dining Room 5.36 x 3.36 (17'7" x 11'0")**

Bright dining room with window and view over the garden. Space for large dining room table and chairs as well as occasional furniture. Oak wooden flooring.

**Study/5th Bedroom 3.77 x 2.53 (12'4" x 8'4")**

Spacious room currently used as a study, but could also be used as a double bedroom with room for furniture. Window overlooking garden.

**Kitchen 5.10 x 3.20 (16'9" x 10'6")**

Well presented kitchen with ample base and wall units in Oak, tiled above. Worktop with stainless steel sink and drainer mixer tap. There is a built in gas hob and electric oven, dishwasher, fridge freezer. Double windows overlooking the front and rear gardens. The

flooring is tiled effect cushion floor.

**Utility Room 5.0 x 2.62 (16'5" x 8'7")**

Spacious room with base and wall units. Stainless steel sink and drainer with mixer tap. Tiling between units, included is an automatic washing machine and freezer. This room also houses a new LPG (gas) boiler. Flooring is tiled effect cushion floor. and exterior door leads to the driveway and garden.

**Inner Hall 8.8 x 1.39 (28'10" x 4'7")**

Accessed from entrance hall, spacious with walk in linen cupboard which provides excellent storage. This hallway gives access to the cloakroom, bathroom and bedrooms.

**Cloakroom**

Fitted with 2 piece suite in white, comprising of WC and wash hand basin. Oak wooden flooring.

**Master Bedroom with en suite 3.99 x 3.99 (13'1" x 13'1")**

A bright and spacious room with two large built in wardrobes providing excellent storage. This room overlooks the garden and has ample room for furniture, Oak wooden flooring with door leading to en suite.

A good size en suite bathroom with 3 piece consisting of WC wash hand basin and bath with shower above the bath. Fully tiled walls and floor.

**Bedroom 2 with en suite 4.13 x 3.66 (13'7" x 12'0")**

Double room with built in wardrobes, providing good storage, Oak flooring. Door leading to en suite.

Well presented en suite bathroom comprising of WC wash had basin and bath with shower over the bath. Heated towel rail. Fully tiled walls and floor.

**Bedroom 3 5.15 x 2.73 (16'11" x 8'11")**

Currently used as a twin bedded room. Ample space for free standing furniture. Double aspect windows overlooking the garden. Oak wooden floor.

**Bedroom 4 3.66 x 3.0 (12'0" x 9'10")**

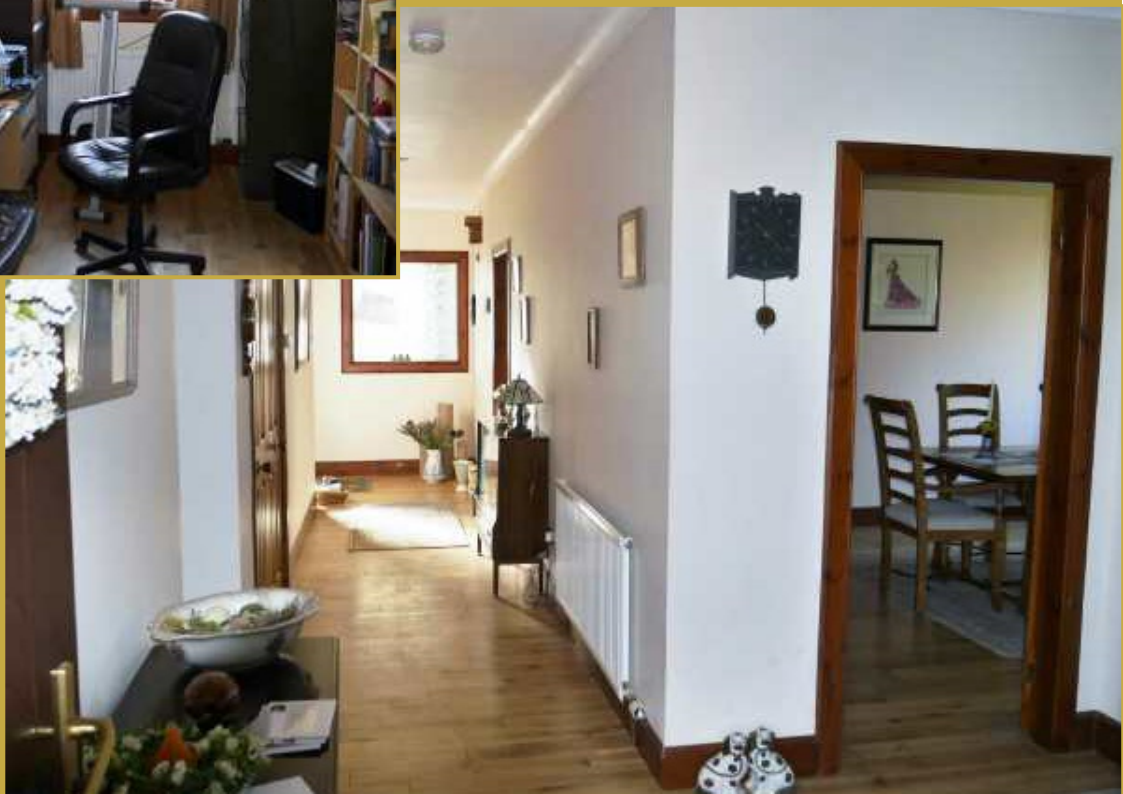
Double bedroom with fitted wardrobe and cupboard window facing East overlooking countryside. Ample room for free standing furniture. Oak flooring.

**Family Bathroom 3.62 x 1.88 (11'11" x 6'2")**

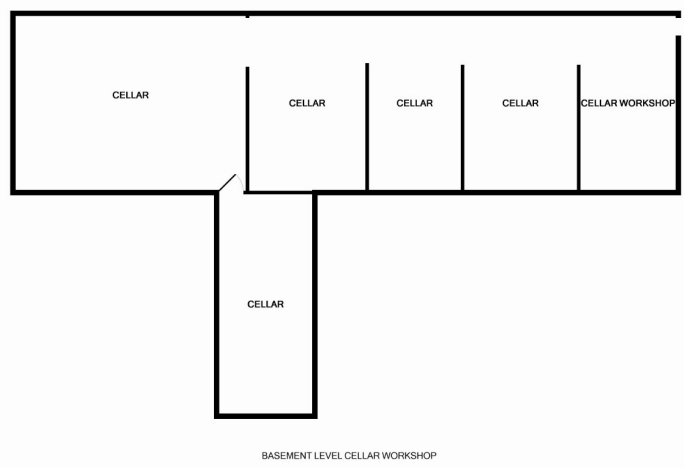
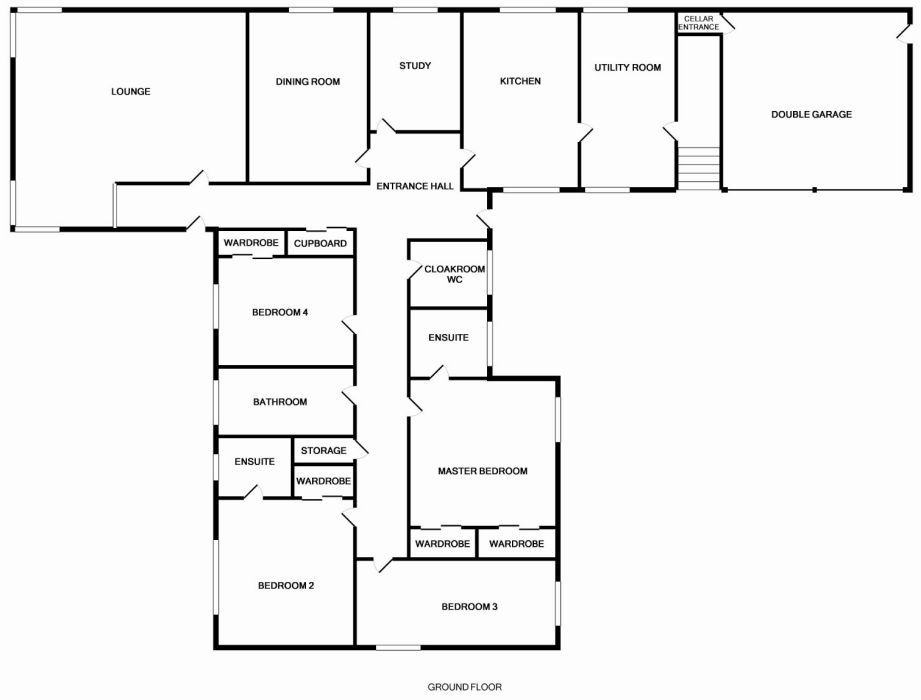
Well presented bathroom consisting of WC, wash hand basin, bath, shower cubicle with electric shower. Wall and floor tiles. Window overlooking the garden.

**Cellar 13.2 x 5.1 (43'4" x 16'9")**

The fantastic cellar is accessed via the garage and is split into 5 large areas. It has a workshop in one area and is a superb storage area, with no need for outbuildings or shed. Electric lighting and sockets.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
92-100 <b>A</b>			82-100 <b>A</b>
81-91 <b>B</b>			61-81 <b>B</b>
69-80 <b>C</b>			49-60 <b>C</b>
55-68 <b>D</b>			35-44 <b>D</b>
39-54 <b>E</b>	42	45	29-54 <b>E</b>
21-38 <b>F</b>			13-28 <b>F</b>
1-20 <b>G</b>			0-12 <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC

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