



SOUTH LODGE
STATION ROAD, ERROL STATION



South Lodge

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Traditional Cottage with a generous garden in a commutable location in Perthshire.

Errol 1.3 miles ■ Perth 11.4 miles ■ Dundee 13.3 miles
Edinburgh 52.7 miles

Offers over £195,000

- 1 reception room. 2 bedrooms
- Traditional stone built cottage
- Generous, well maintained garden
- Private drive and ample offroad parking with a garage
- Fantastic location close to Perth and Dundee
- Surrounded by glorious Perthshire countryside

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

South Lodge lies in the hamlet of Errol Station, approximately one mile north of Errol, a pretty village in the county of Perthshire. Errol is equipped with a range of day to day facilities including a village shop, chemist, primary school, town hall, pub, and café.

The 'Fair City' of Perth is approximately 11 miles west and provides an extensive range of facilities including primary and secondary schooling, pubs, cafes and restaurants, local and national retailers, a concert hall, museums, theatre, cinema, leisure centre, and library. Perth also provides excellent transport links, with both railway and bus stations, as well as the A9 dual carriageway giving links north and south together with the M90 to Edinburgh. Dundee, located some 14 miles to the east, offers two universities, V&A Museum, shopping centres, and airport with daily flights to London. Glasgow and Edinburgh can both be reached in just over an hours journey by car with its international airports and broad and vibrant city amenities.

The county of Perthshire offers a wealth of recreational opportunities, particularly for those keen on outdoor pursuits. For the golfer, there are a number of courses nearby at Perth and Dundee, as well as the well regarded international Old Course at St Andrews, some 25 miles away. The Cairngorms National Park is under an hours drive and boasts a superb selection of trails and hill walks. Additionally, snow sports can be enjoyed at Glenshee Ski Centre. Field sports are also readily available and can be arranged locally.

DESCRIPTION

South Lodge is a traditional stone cottage under a slated roof and enjoys a westerly aspect overlooking its private gardens. The cottage has the potential to be a full-time home, or a holiday let if desired. The reception room is cosy with a wood burning stove, and the 2 double bedrooms are facilitated by a family bathroom.

ACCOMMODATION

Ground Floor: Vestibule, sitting room, kitchen, two bedrooms, bathroom

GARDEN (AND GROUNDS)

South lodge has its own drive and good sized garage with ample room for parking. To the rear, South Lodge has a generous and pretty lawned garden with lovely borders, fruit trees, and both mature trees and hedging providing privacy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Freehold	Gas	Band B	Band D

DIRECTIONS

From the A90, take the Inchmichael Junction and follow signs for Errol / Rait / Grange. After 3 miles the property will be on the right hand side.

POSTCODE

PH2 7SN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///manual.fools.swear

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey St, Edinburgh EH3 9EE T: 01312 288111

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD
T: 01738 475000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



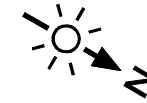
IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2023.





**South Lodge,
Megginch Castle,
Station Road,
Errol,
Perth and Kinross, PH2 7SN**



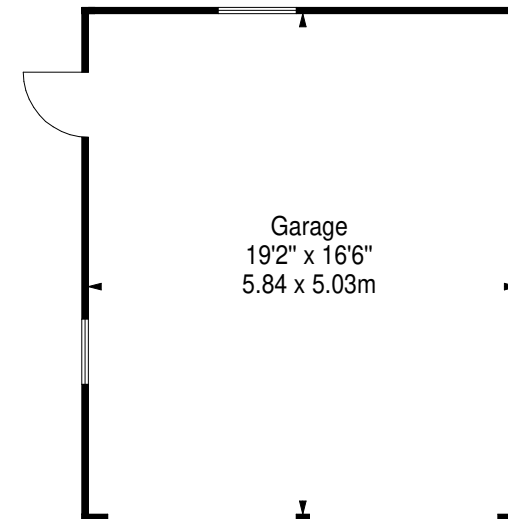
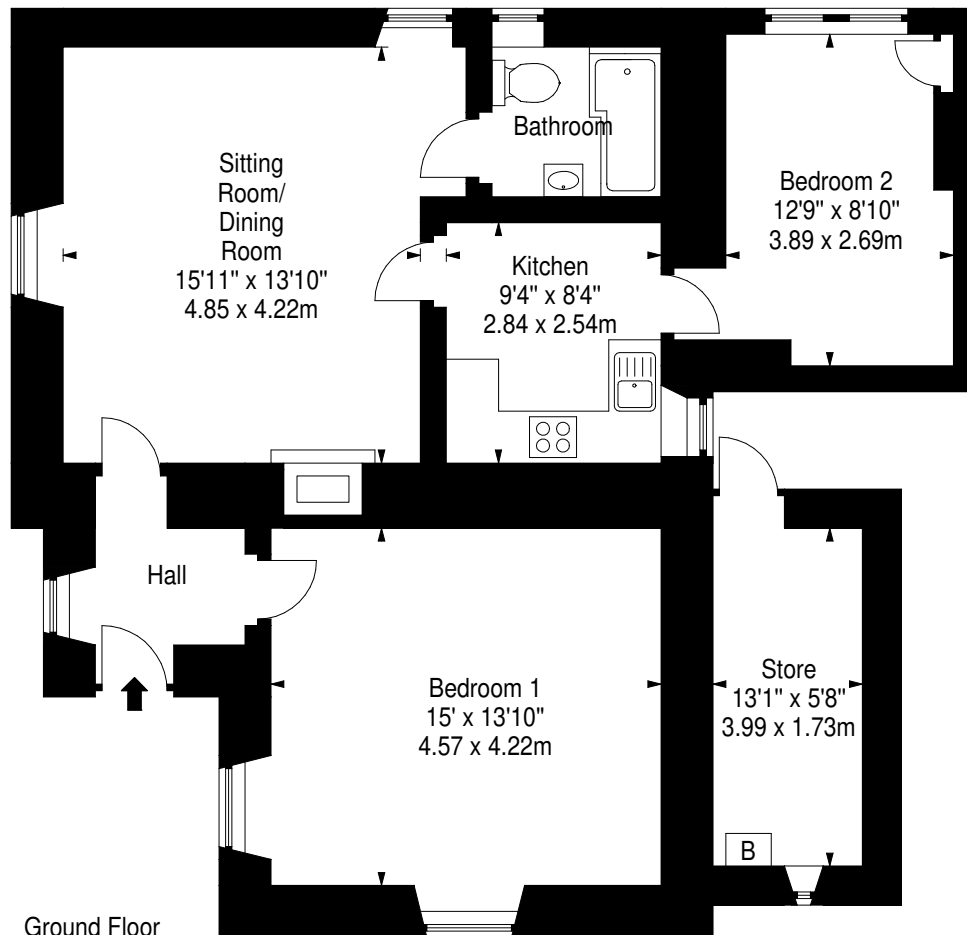
Approx. Gross Internal Area
921 Sq Ft - 85.56 Sq M
(Including Store)

Garage

Approx. Gross Internal Area
318 Sq Ft - 29.54 Sq M

For identification only. Not to scale.

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Ground Floor



An aerial photograph of a rural farmstead. In the foreground, a stone building with a dark roof and a chimney is visible. To its right is a smaller building with a white door. The background features rolling green fields, trees, and a distant horizon under a cloudy sky.

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