





Detached former church and public hall

Thorntons are delighted to offer to the market a rare opportunity to purchase a former public hall which has been granted planning approval for change of use and alteration into residential dwellings and office space. The computer generated images and floor plans provided show the overall conception of the design proposed by Jon Frullani architects.

Located within a conservation area on the southern side of Hall Wynd in the heart of the popular Perthshire village of Errol the building takes the form of a detached former church and public hall. The building has many architectural features of its period such as stone exterior walls, long pointed arched windows and two tier sash and case windows all these features contributing to maintaining the buildings period charm. Although the building is of an ecclesiastical design and dates back to the early 1900's it is not listed.

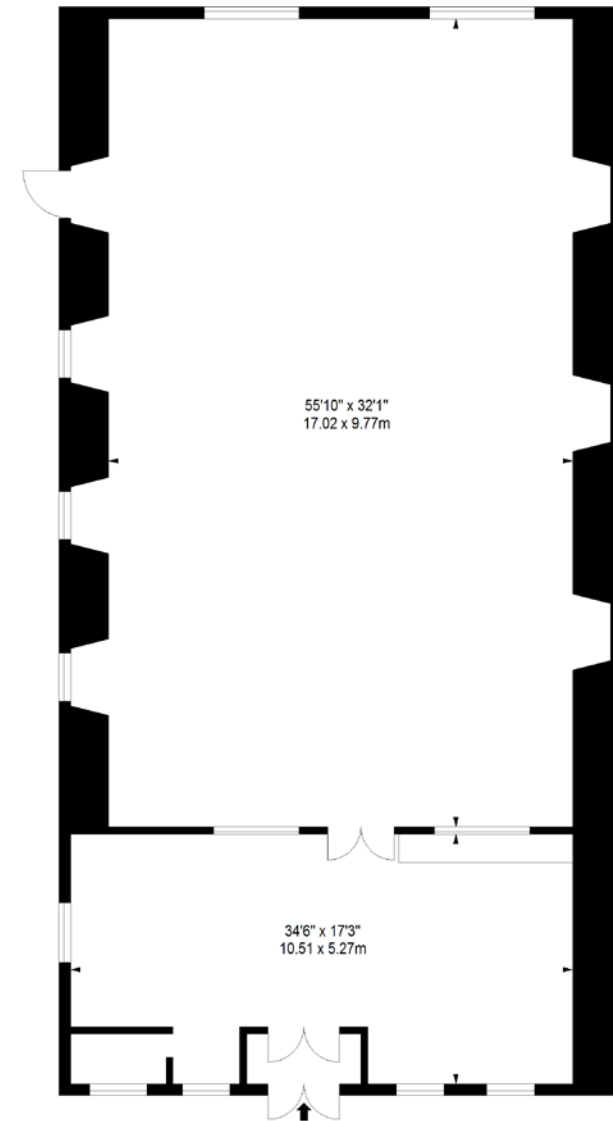
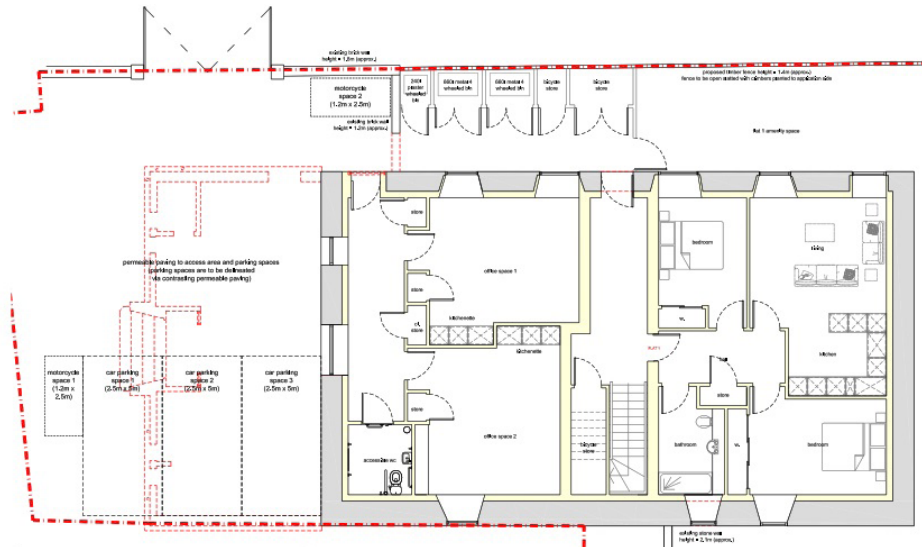
Once the building has been converted (as per the planning approval) it shall consist of an office and three modern flatted dwellings plus off street parking. The plans proposed consist of three, two bedroomed flats, with open plan kitchen, living and dining area, bathroom and storage cupboard. Handy additional facilities consist of communal bike and bin store which will be formed in front of the North-East elevation with a secondary bike store under the communal stairs leading to the first floor of the building. Situated on the ground floor the office unit will comprise of two large rooms, a WC and large storage cupboard, making this an ideal facility for of a wide range of business uses.

The village has a superb range of everyday amenities all within a short walking distance from Hall Wynd, these facilities include convenience shops, butchers, post office and primary school. Errol is ideally positioned for an easy commute by car or a regular bus service to the surrounding villages and hamlets as well as to the cities of Dundee, Perth and beyond.

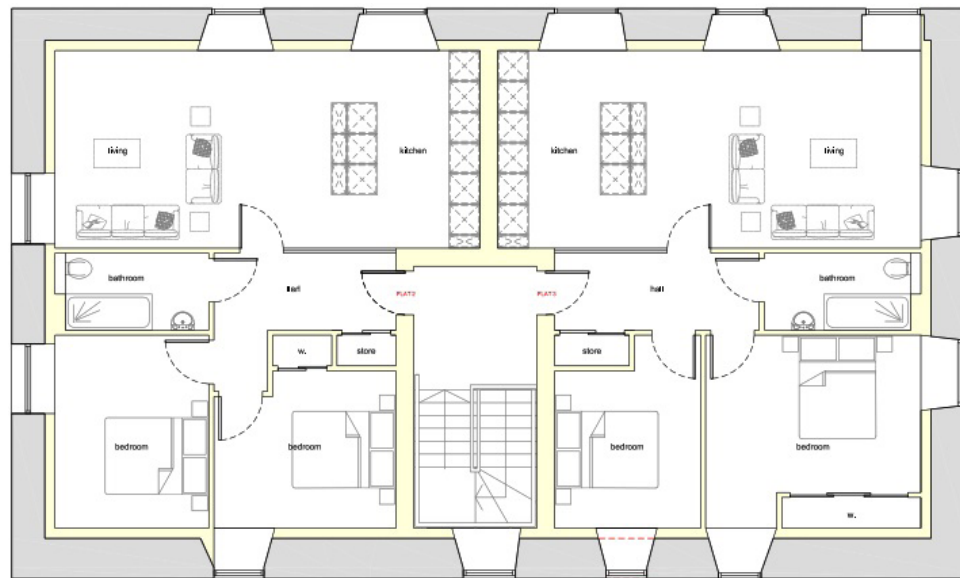
Viewing is strictly by appointment only and should be arranged directly with ourselves. All interested parties are invited to contact Thorntons New Build team 01382 200099 to arrange a viewing.



Ground Floor
 Approx. 230.4 sq. metres (2480.1 sq. feet)



Total area: approx. 41.8 sq. metres (2480.1 sq. feet)



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.