



Vintrae Cottage West Grange Farm, Errol, PH2 7SY
Offers over £345,000

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Vintrae Cottage West Grange Farm

Errol, PH2 7SY

- Detached 3-bedroom cottage
- Spacious lounge with wood-burning stove
- Breakfasting kitchen & utility room
- Two detached garages
- Move-in condition throughout
- 2 en-suites & family bathroom
- Bright dining room with countryside views
- Very private and generous gardens
- Peaceful rural setting near Errol
- Easy access to Perth, Dundee, and beyond

Tucked away in the heart of the Carse of Gowrie, Vintrae Cottage offers the charm of countryside living with the comfort and space of a modern family home. This beautifully presented detached cottage sits on a generous plot, boasting three well-proportioned bedrooms, including two with en-suites.

A bright and spacious lounge with wood-burning stove opens out to the garden via patio doors, while the separate dining room offers a warm and welcoming setting for entertaining. The kitchen is sleek and functional, with neutral cabinetry and integrated appliances, complemented by a handy utility room. Each room enjoys views over the large, landscaped gardens that wrap around the home, providing plenty of outdoor space for family life, gardening, or relaxing with a morning coffee. There are also two detached garages providing potential for a range of uses. Vintrae Cottage is perfectly suited to those seeking a peaceful retreat with space to grow, all while being within easy reach of Perth, Dundee, and the wider region. This is a rare opportunity to enjoy rural tranquillity with modern practicality—ready for its next lucky owner to move straight in.

Offers over £345,000



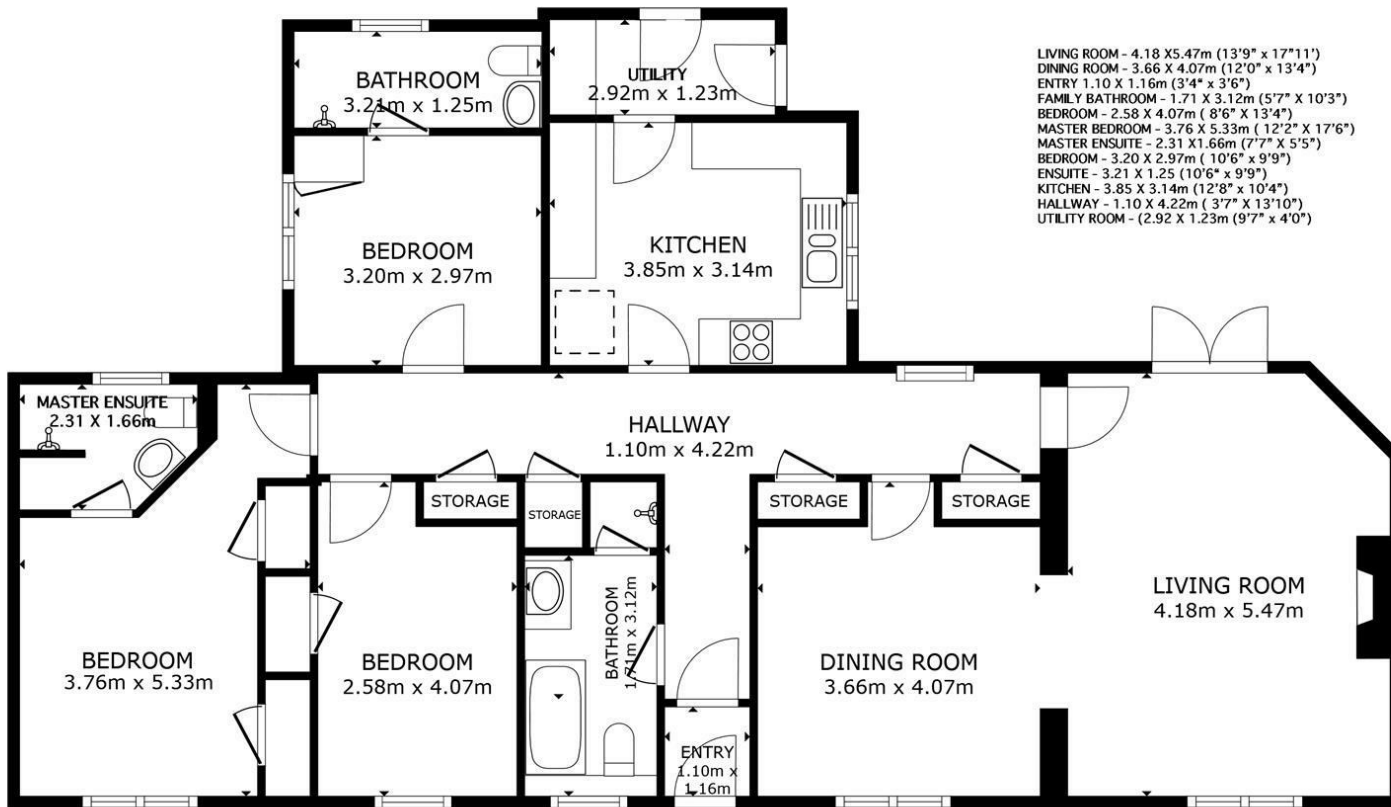


Location

Set in the peaceful hamlet of West Grange near Errol, Vintrae Cottage enjoys an enviable location surrounded by open countryside. Errol itself is a charming village with local amenities including a primary school, convenience shops, and a popular café-bakery. The area is well-connected, with the A90 providing easy access to both Perth and Dundee—ideal for commuters or families seeking a semi-rural lifestyle with urban convenience. Nature lovers and dog-walkers will appreciate the scenic setting, with beautiful farmland walks on the doorstep. This tranquil yet accessible location makes Vintrae Cottage an ideal countryside retreat without compromise on connectivity.

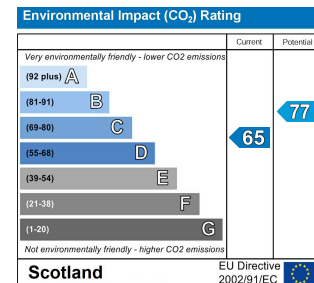
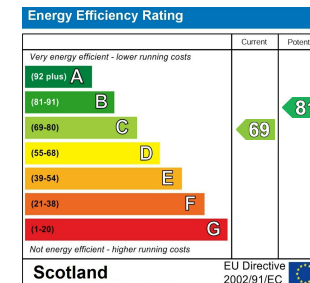
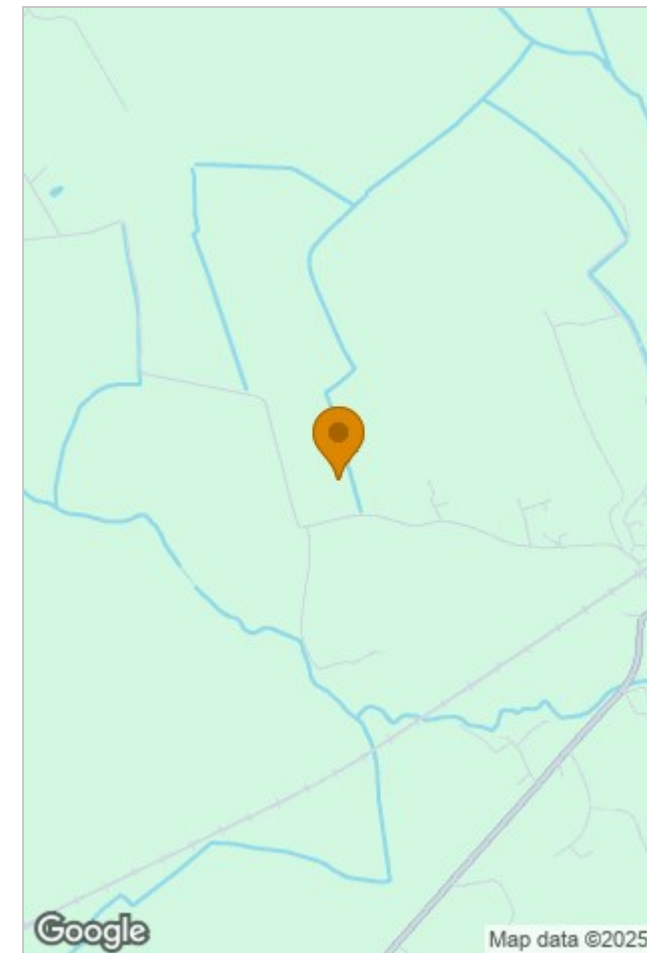






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 127.0 m²
TOTAL : 127.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

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