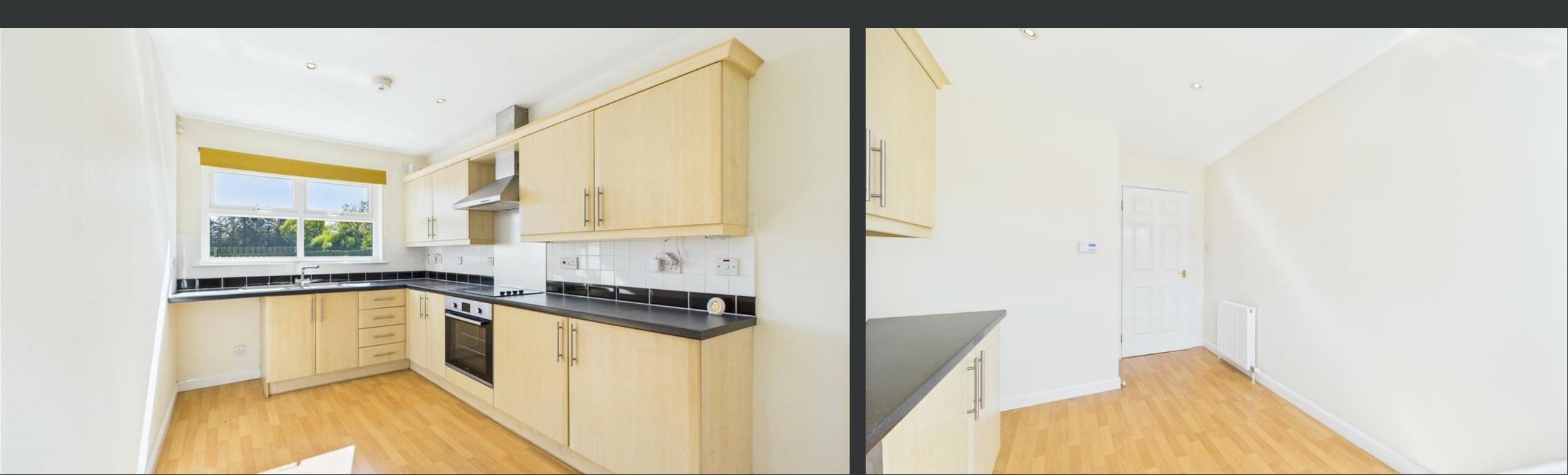




Sidlaw Cottage Morningside, Balbeggie, PH2 6NR
Offers over £245,000





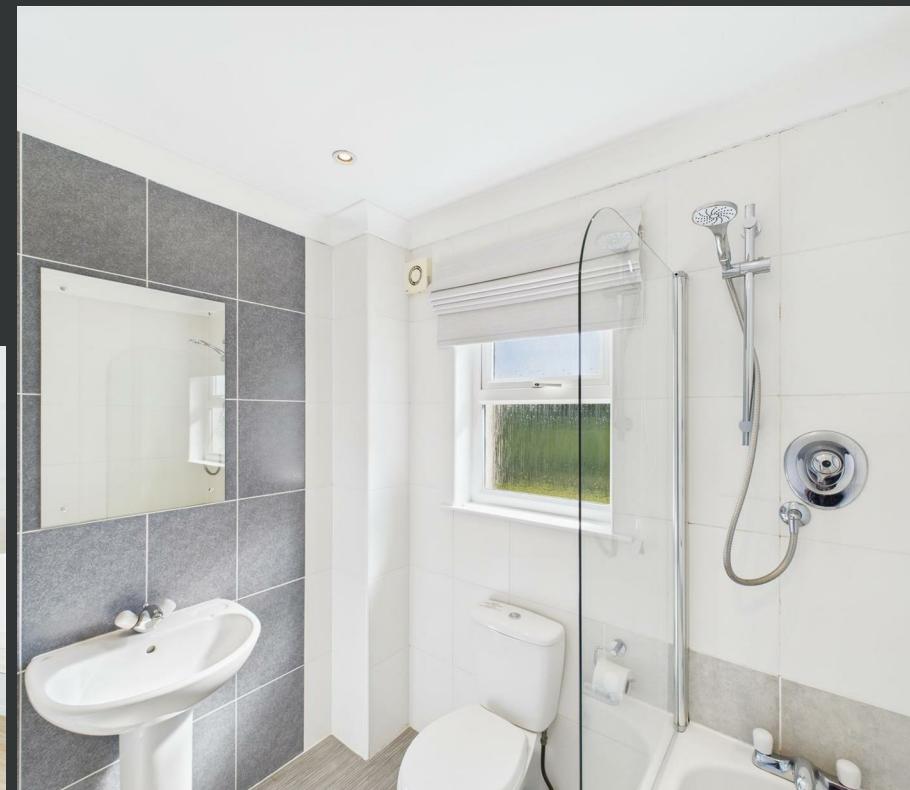
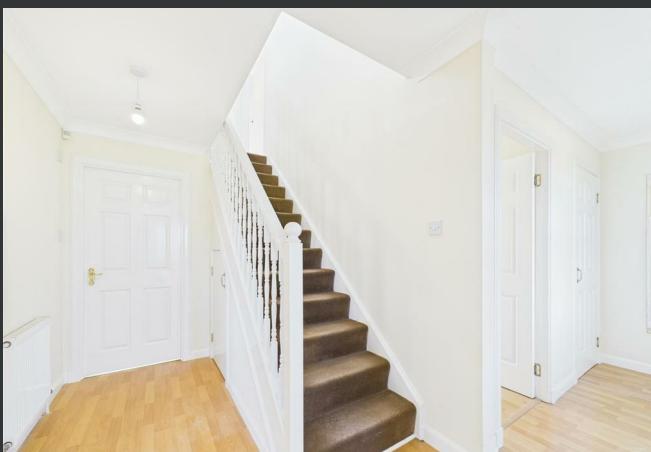
Sidlaw Cottage Morningside Balbeggie, PH2 6NR

Offers over £245,000

- Three spacious bedrooms
- Generous living room
- Family bathroom
- Bright and neutral décor
- Double glazing
- Principal bedroom with en-suite
- Modern fitted kitchen
- Open countryside views
- Generous rear garden
- Gas central heating

Tucked away in the scenic rural setting of Morningside, between Balbeggie and Scone, Sidlaw Cottage offers a peaceful escape with uninterrupted countryside views, while still being within easy reach of Perth and surrounding villages. This beautifully presented mid-terrace home delivers bright and spacious accommodation over two floors, with a well-balanced layout ideal for modern family life or anyone craving the charm of rural living.

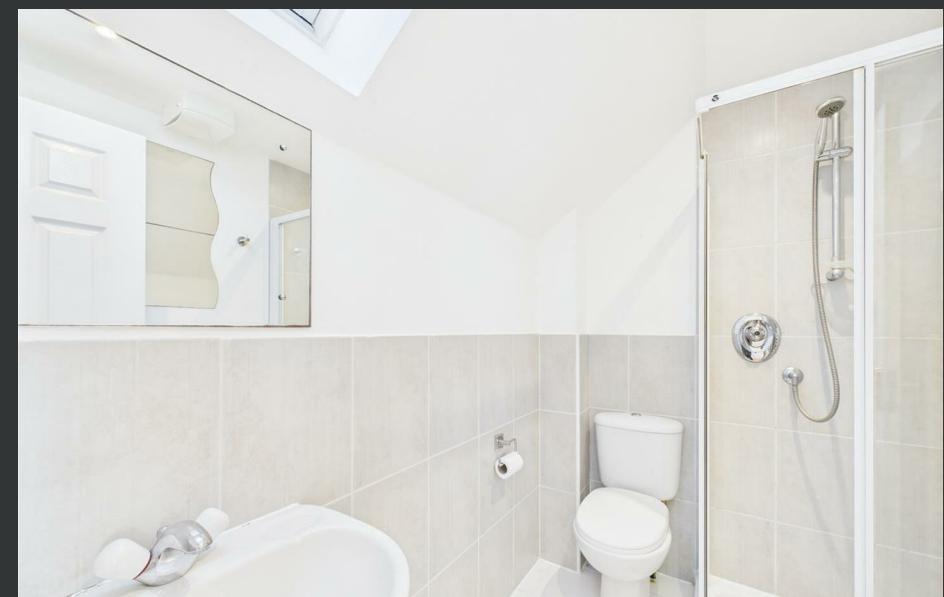
The ground floor welcomes you with a generous hallway leading to a fitted kitchen, complete with integrated oven and hob, and plenty of workspace. The heart of the home is the large living room, which stretches the full width of the house and boasts French doors opening out to a private, enclosed rear garden – perfect for soaking up the sun or enjoying the open aspect beyond. Upstairs, there are three good-sized bedrooms, all freshly decorated. The principal bedroom benefits from its own en-suite shower room, while the main family bathroom is conveniently located downstairs. With modern double glazing, gas central heating, parking and a neat front lawn, Sidlaw Cottage ticks all the boxes for those seeking space, tranquillity, and style in equal measure.

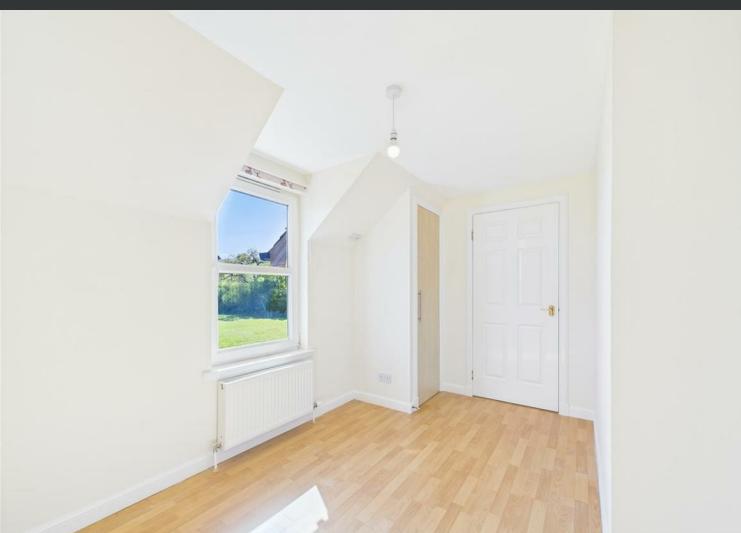




Location

Sidlaw Cottage is located within the tranquil hamlet of Morningside, just outside the village of Balbeggie and close to Scone. Surrounded by rolling fields and farmland, this peaceful setting offers a relaxed lifestyle while remaining highly accessible. Balbeggie provides local amenities including a primary school, village shop and transport links to Perth and Scone where additional shops, cafes and services can be found. The nearby A94 allows easy commuting to Perth city centre and further afield. Outdoor lovers will enjoy nearby walking routes, golf courses and scenic viewpoints. Perfect for those looking to escape city life while staying well connected, Morningside blends the best of country living with everyday convenience.







Approximate total area⁽¹⁾

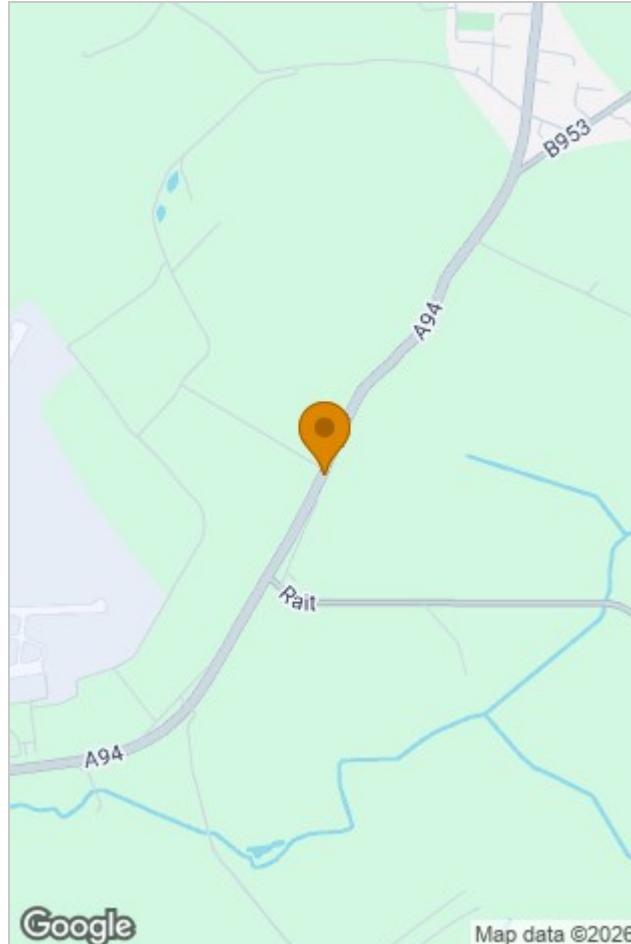
1056 ft²
98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.