



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





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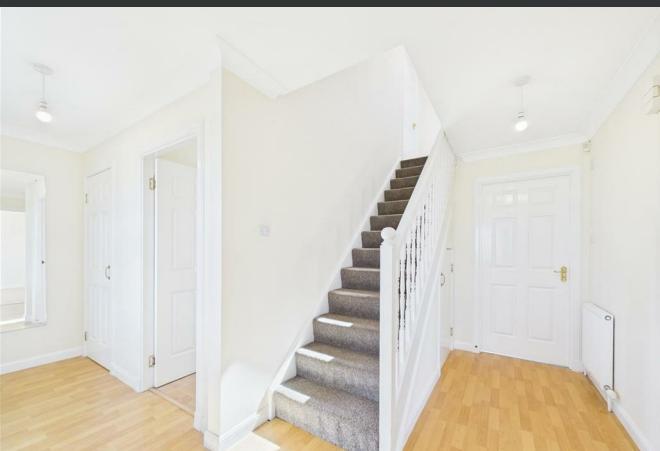
Offers over £245,000

- 3-bedroom mid-terraced home
- Spacious living room
- Family bathroom
- Private, fully enclosed rear garden
- Off-street parking at the front
- Principal bedroom with en suite
- Modern fitted kitchen
- Bright and neutral décor
- Unspoiled open views to the rear
- Wet electric central heating & double glazing

Ochil Cottage is a charming and immaculately presented 3-bedroom mid-terraced home, set within the peaceful and picturesque rural hamlet of Morningside, near Balbeggie and Scone. Surrounded by open countryside, this inviting property offers bright interiors, well-balanced accommodation, and a private enclosed garden—perfect for those seeking a relaxed semi-rural lifestyle.

The ground floor welcomes you with a bright hallway leading through to a spacious living room featuring French doors that open directly onto a lovely rear garden with uninterrupted views of the fields beyond. The modern fitted kitchen offers ample storage and workspace, and the ground floor bathroom is smartly tiled and fitted with a bath—ideal for soaking away the day. Upstairs you'll find three good-sized bedrooms, with the main bedroom benefiting from an en suite shower room, adding a private touch of convenience. The remaining two bedrooms offer flexibility for guests, children, or home office use.

Externally, the rear garden is fully enclosed and enjoys an open, uninterrupted rural outlook—great for family, pets, and outdoor entertaining. There's also private off-street parking to the front of the property. Well suited to a variety of buyers including families, downsizers or professionals looking for peaceful surroundings with easy access to Perth, Scone and major road links, Ochil Cottage offers comfort, space and countryside charm in equal measure.





## Location

Tucked away in the tranquil hamlet of Morningside, just outside Balbeggie and Scone, Ochil Cottage enjoys a truly peaceful setting surrounded by rolling countryside. This semi-rural location is perfect for outdoor lovers, with scenic walks and cycling routes on the doorstep. Despite the rural charm, the property is just a short drive from the city of Perth and the village of Scone, offering excellent schools, shopping, leisure facilities and commuter links. Balbeggie itself provides a local shop, primary school and easy access to the A94. A perfect balance of quiet country living and urban convenience—ideal for growing families or those looking to escape the hustle and bustle.







Approximate total area<sup>(1)</sup>

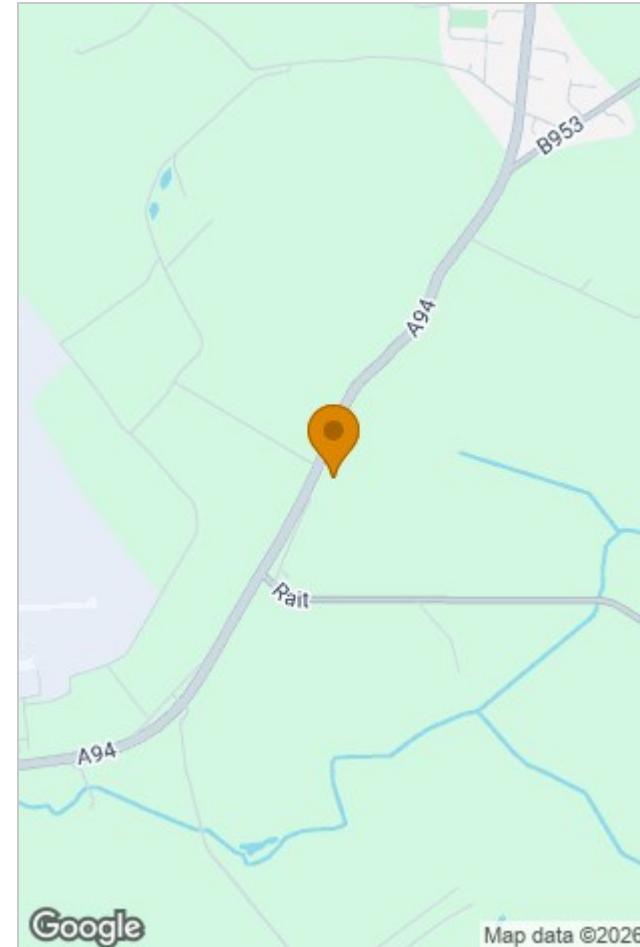
1059 ft<sup>2</sup>  
98.3 m<sup>2</sup>

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.