

TOWNHEAD COTTAGE

BALBEGGIE, PH2 6ET

IrvingGeddes
W.S. • Solicitors • Estate Agents





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Irving Geddes are delighted to offer for sale this charming traditional farm cottage on the southern outskirts of the sought after village of Balbeggie, only 7 miles north of the historic city of Perth. An immaculately presented 4 bedroom detached home with ample off-street parking, a stunning open outlook, and beautiful garden grounds.

The accommodation comprises on the ground floor; ENTRANCE HALL, LOUNGE with multi-fuel stove, BREAKFASTING KITCHEN, large DOUBLE BEDROOM with patio doors (currently utilised as a FAMILY ROOM), TWO FURTHER BEDROOMS (single and double), UTILITY ROOM and SHOWER ROOM. There is a DOUBLE BEDROOM with EN-SUITE SHOWER ROOM on the upper floor. Double glazed and warmed by gas central heating.

Townhead Cottage boasts a most attractive garden with mature planting throughout, a large gravel driveway, patio areas, lawn, and a charming summer house. There is a splendid outlook onto open countryside, with the village centre just a 10 minute walk.

A very appealing home, set amidst stunning countryside, presented in true move-in condition. Likely to have broad appeal and early viewing is advised.

Video Tour <https://my.matterport.com/show/?m=ZKNfZAFuSrs>

Energy Performance Rated 'D' **Council Tax** Band 'C'

Viewing Strictly by appointment through Irving Geddes - 01764 670325.







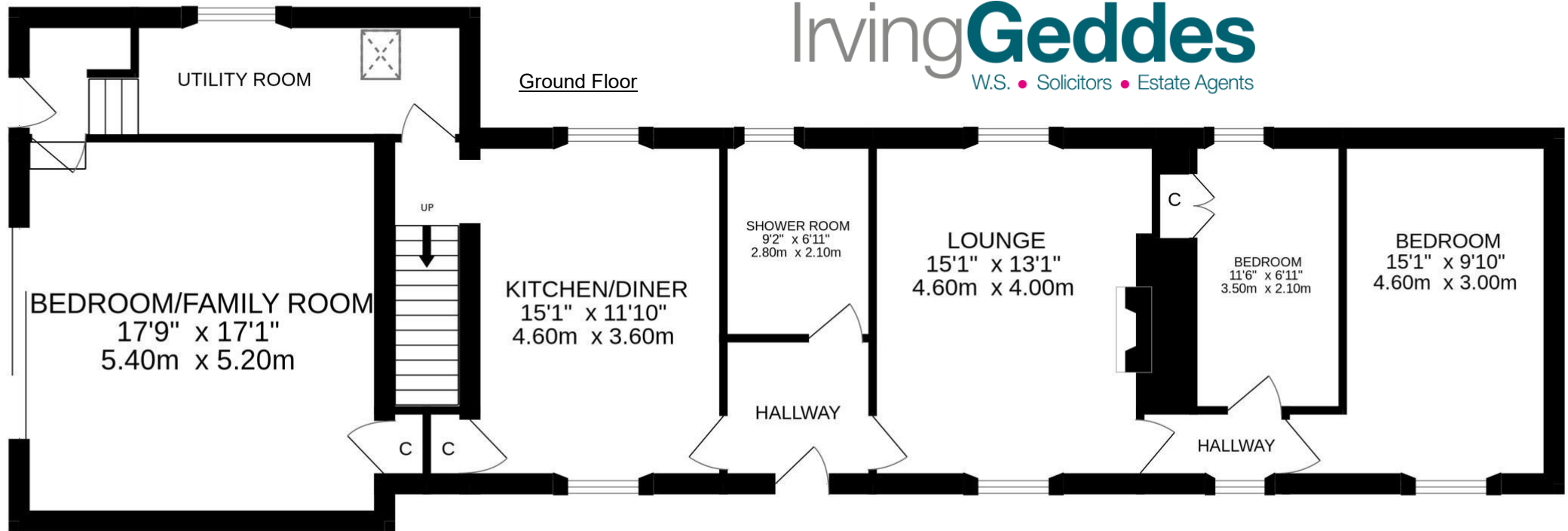




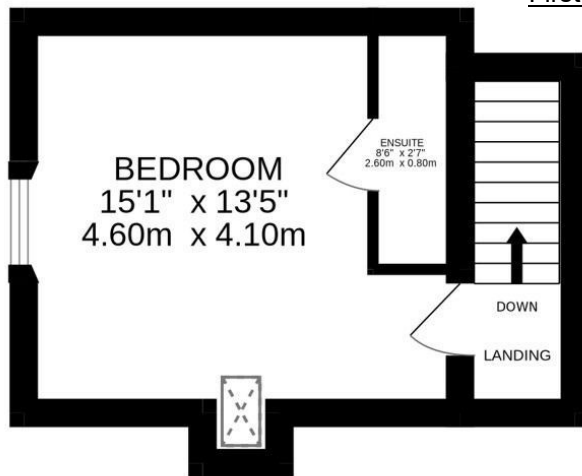




Ground Floor



First Floor





Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722