

Possible
Making it Possible

Inchbeag Cottage Inchcoonans, Errol, PH2 7RB

Offers over £255,000

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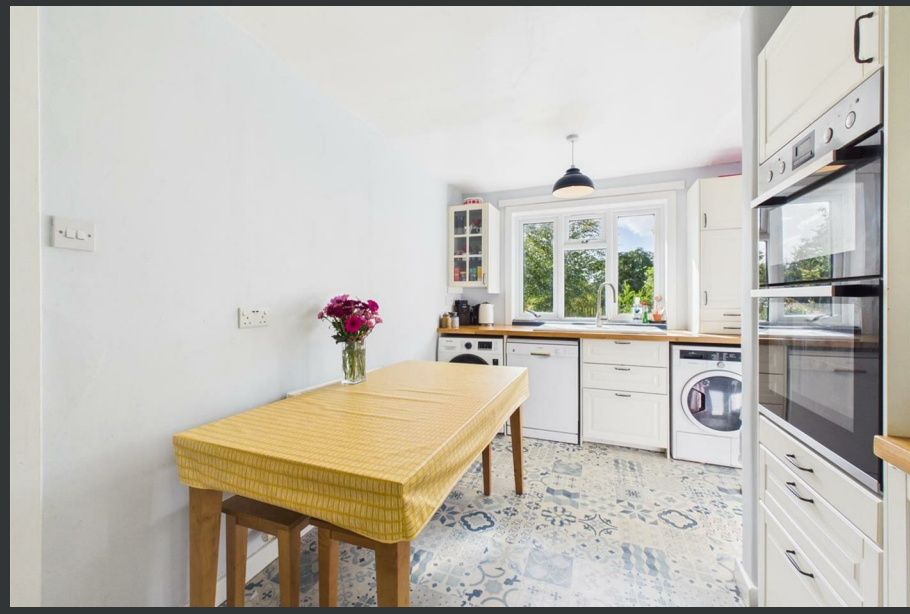




Inchbeag Cottage Inchcoonans
Errol, PH2 7RB

Offers over £255,000

- Charming three-bedroom cottage
- Spacious single-level accommodation
- Well-appointed fitted kitchen
- Impressive mature garden
- Generous off-street parking
- Peaceful rural setting
- Living room with wood-burning stove
- Three generous bedrooms
- Excellent outdoor entertaining space
- Detached garage



Enjoying a peaceful rural setting close to the village of Errol, Inchbeag Cottage is a charming three-bedroom home offering spacious accommodation, a wonderfully generous garden and a detached garage. The accommodation is arranged entirely on one level and combines a traditional cottage feel with bright, comfortable interiors.

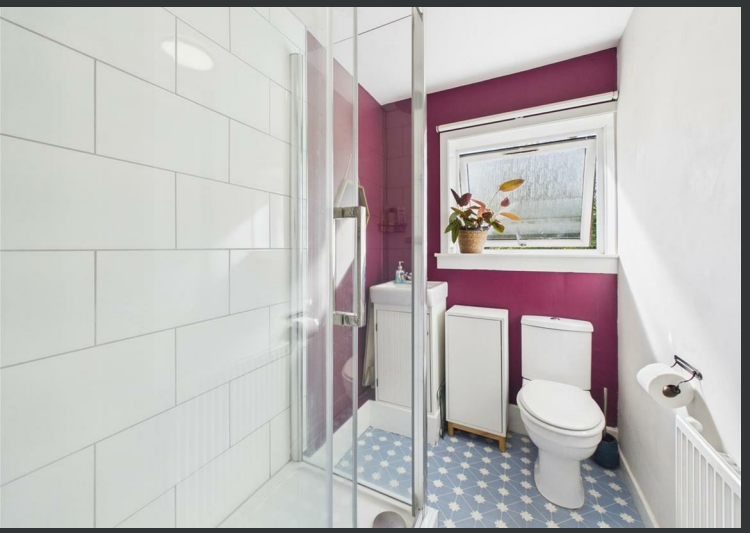
The living room is an inviting space with plenty of room for relaxing and entertaining, with a wood-burning stove providing an attractive focal point. The kitchen is fitted with a good range of units, timber-effect worktops and integrated cooking appliances, with space for informal dining and direct access outside Three well-proportioned bedrooms provide excellent flexibility for families, guests or those requiring a home office. The largest bedroom is particularly generous, while the remaining two bedrooms are both comfortable doubles. A family bathroom completes the internal accommodation. One of the property's strongest features is undoubtedly the outdoor space. The cottage sits within an impressive garden offering large areas of lawn, mature planting, established trees and plenty of room for children, pets and outdoor entertaining. The generous plot may also offer scope for future extension, subject to the necessary planning consents, providing buyers with the opportunity to further enhance the accommodation if desired. A separate seating area provides an ideal spot for summer dining, while the mature surroundings create an attractive sense of privacy. Generous gravelled areas provide useful off-street parking, complemented by a detached garage offering additional parking, workshop or storage space. With its attractive interiors, excellent garden and tranquil countryside setting, Inchbeag Cottage offers a superb opportunity for buyers seeking the space and lifestyle of rural living while remaining conveniently placed for Errol, Perth and Dundee.











Location

Inchbeag Cottage enjoys an appealing countryside setting at Inchcoonans, close to the popular village of Errol and surrounded by the attractive scenery of the Carse of Gowrie. The location offers an excellent balance between rural living and convenient access to nearby towns and cities. Errol provides a useful range of everyday amenities, including local shops, schooling and community facilities, while a wider selection of shopping, leisure and professional services can be found in Perth and Dundee. The surrounding area is particularly well suited to those who enjoy the outdoors, with scenic countryside, walking routes and open landscapes all close at hand. Good road connections make the area well placed for commuting throughout Perthshire, Dundee and beyond, while the nearby A90 provides straightforward links towards both Perth and Dundee. The combination of peaceful surroundings, village amenities and accessible transport connections makes this an attractive location for families, professionals and buyers seeking a more relaxed countryside















Approximate total area(1)

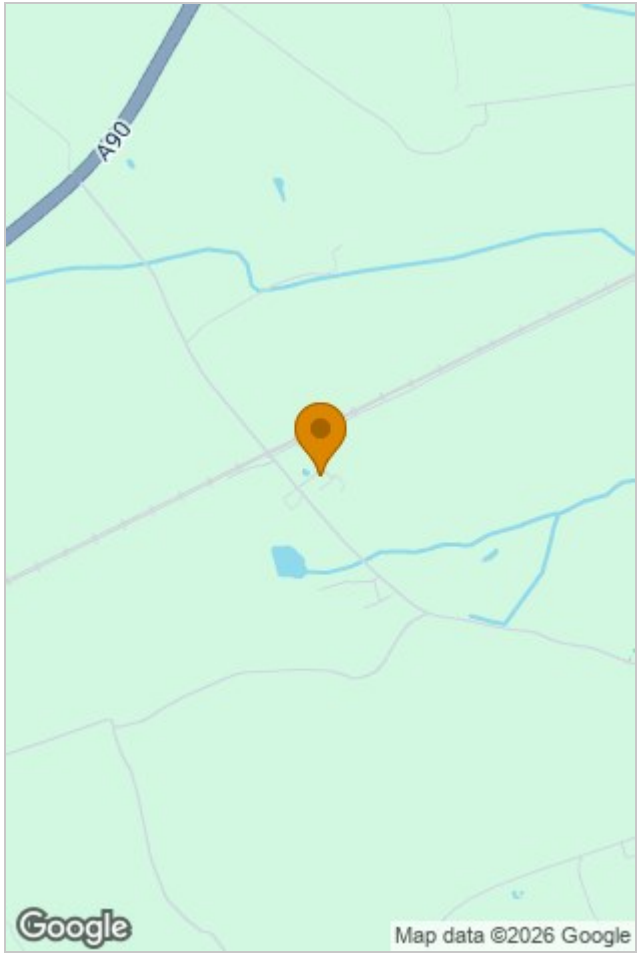
1100 ft²

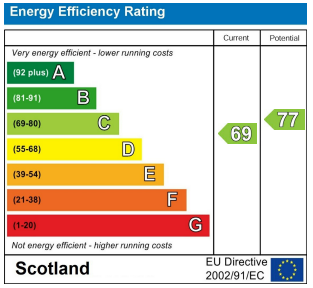
102.5 m²

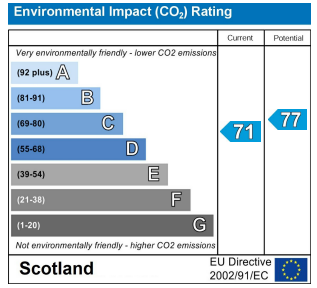
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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