



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

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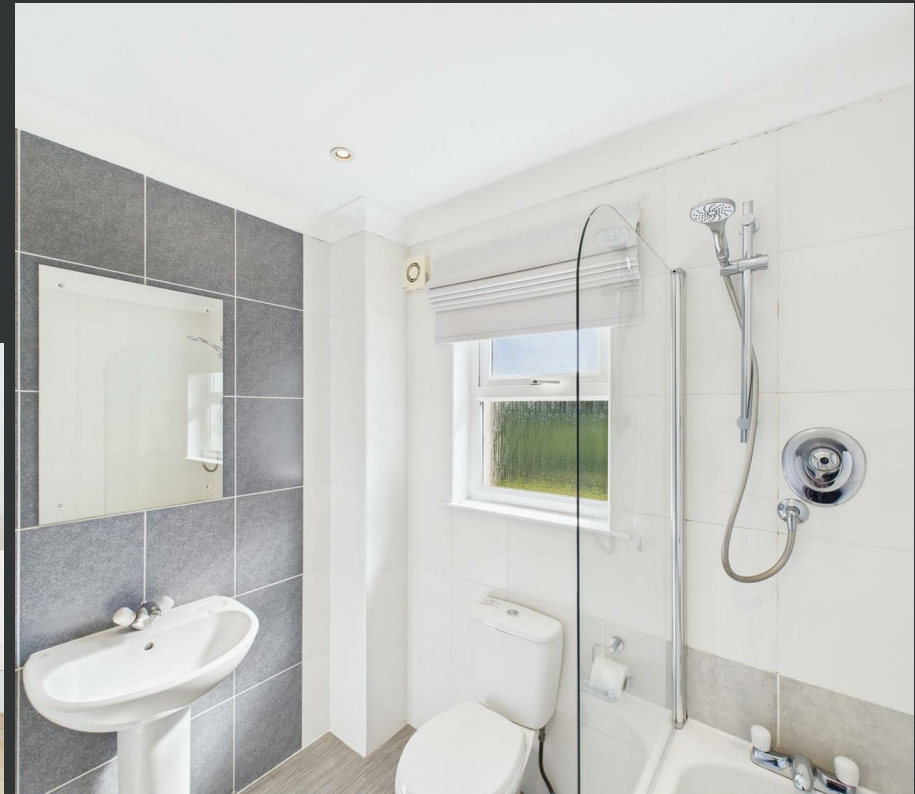
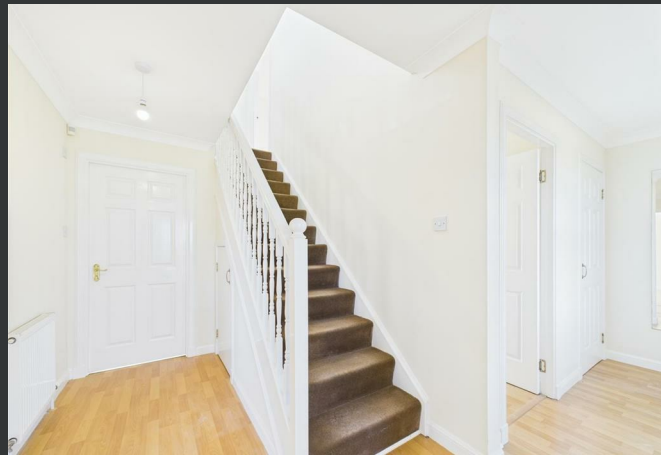


Sidlaw Cottage Morningside Balbeggie, PH2 6NR

- 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
- Wet electric 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, wet electric central heating, parking and a neat front lawn, Sidlaw Cottage ticks all the boxes for those seeking space, tranquillity, and style in equal measure.



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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.

