

# 1 Townhead Courtyard Balbeggie, Perth, PH2 6ET





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- 5/6 bedroom detached family home
- Spacious open-plan kitchen and dining/family area
- Separate living room with wood-burning stove
- Large garden/games room with bar
- Ground floor bedroom for flexibility
- Useful utility room and ample storage
- Multiple bathrooms
- Private garden with patio area
- Garage and generous parking
- Peaceful courtyard setting with countryside views

This impressive 5/6 bedroom detached home offers generous and versatile accommodation, perfectly suited to modern family living. Set within a peaceful courtyard setting next to the charming village of Balbeggie, the property combines spacious interiors with attractive countryside surroundings.

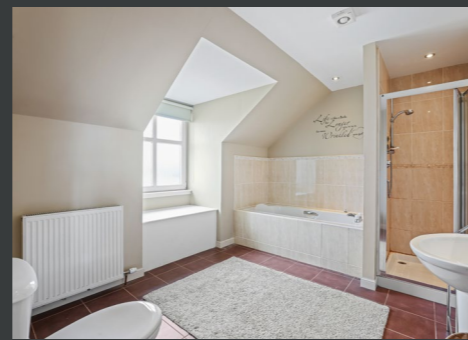
The heart of the home is the expansive open-plan kitchen and dining/family area, complete with central island, ample storage, and direct access to the garden-ideal for both everyday living and entertaining. A separate, comfortable living room provides a cosy retreat, featuring a wood-burning stove and plenty of natural light. The ground floor also benefits from a well-proportioned double bedroom, a convenient utility room, and practical storage spaces. Upstairs, five further bedrooms provide excellent accommodation, including a generous principal bedroom, alongside well-appointed bathrooms. Externally, the property enjoys a private garden with patio area, ideal for outdoor dining, as well as ample parking and a garage. In addition, a substantial and fully equipped garden/games room with bar area offers excellent flexibility for relaxation, home-working or social gatherings. Offering space, flexibility, and a semi-rural lifestyle within easy reach of Perth, this is a superb opportunity for growing families seeking both comfort and convenience.





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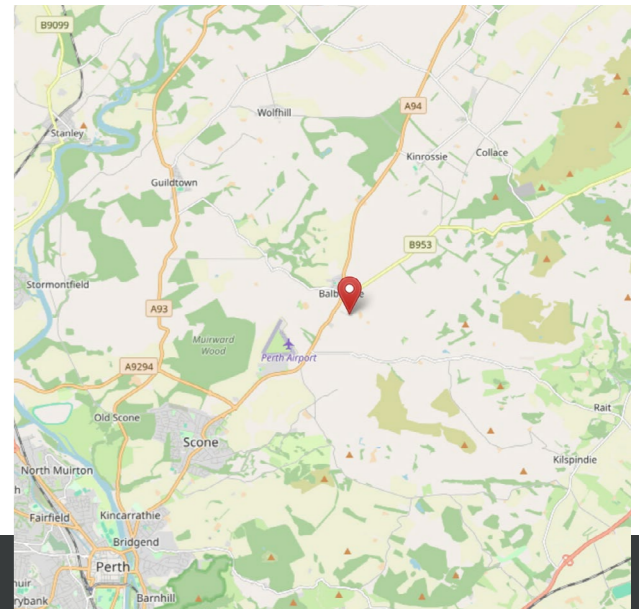


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## LOCATION

Balbeggie is a charming village located just a short drive from Perth, offering a peaceful semi-rural lifestyle while remaining highly accessible. The area benefits from a strong sense of community, local amenities, and nearby schooling options. Excellent road links provide convenient access to Perth city centre, as well as onward connections to Dundee, Edinburgh, and beyond. Surrounded by open countryside, the location is ideal for those who enjoy outdoor pursuits such as walking and cycling. Balbeggie combines the tranquility of village living with the convenience of nearby urban facilities, making it particularly appealing to families and commuters alike.





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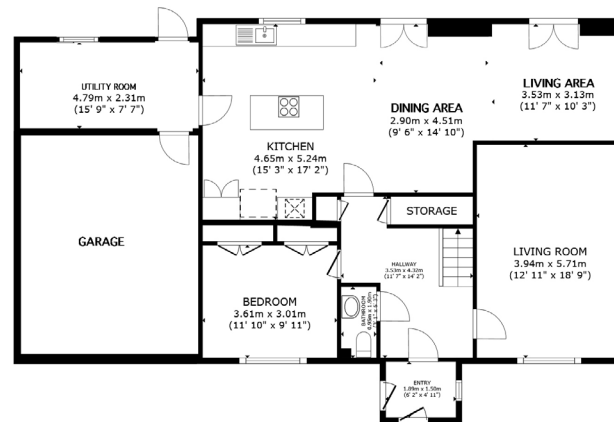
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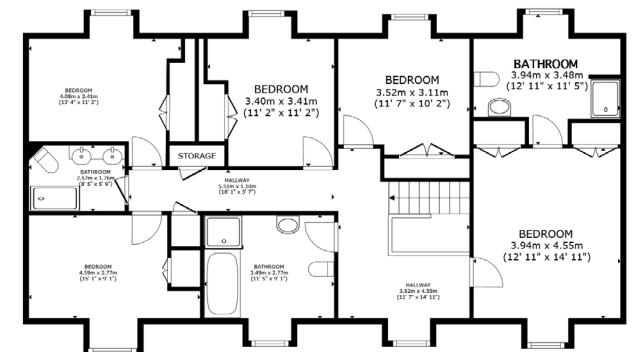


**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 114.8 m<sup>2</sup> (1,236 sq.ft.) FLOOR 2 124.4 m<sup>2</sup> (1,339 sq.ft.)  
 TOTAL : 239.2 m<sup>2</sup> (2,575 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

