



Redfield Cottage Morningside, Balbeggie, PH2 6NR
Offers over £270,000

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- 4-bedroom end-terrace cottage
- Downstairs family bathroom
- Well-equipped modern kitchen
- Double glazing
- Enclosed garden with patio & lawn
- One en suite-shower room
- Spacious living room with French doors
- Gas central heating
- Generous natural light throughout
- Idyllic semi-rural setting with parking

Nestled in a peaceful rural setting just outside Balbeggie and Scone, Redfield Cottage offers a superb opportunity to acquire a spacious and versatile 4-bedroom home. This end-terrace property blends countryside charm with modern practicality, making it ideal for families or anyone seeking tranquillity with convenience.

The ground floor hosts a bright and airy living room with French doors opening onto a beautifully maintained, enclosed rear garden—perfect for pets, kids or al fresco entertaining. A generous kitchen with ample units and worktops sits adjacent to the dining space, and the ground-floor double bedroom is complemented by a stylish family bathroom featuring a full-sized bath. Upstairs, you'll find three well-proportioned bedrooms, one of which benefits from an en suite shower room plus an additional upstairs bathroom—ideal for busy households or visiting guests. Each bedroom is presented in fresh, neutral tones, and the upper floor enjoys lovely countryside views.

The home is finished with warm wood-effect flooring throughout and is double glazed with gas central heating. Outside, there's off-road parking and a tidy patio garden that enjoys an open aspect across surrounding greenery. This is a home with heart—a peaceful haven, yet just a short drive to Perth and beyond.

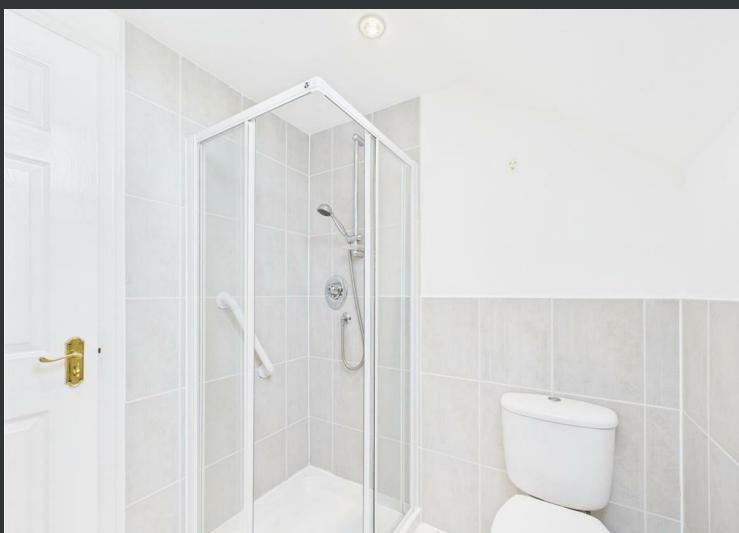


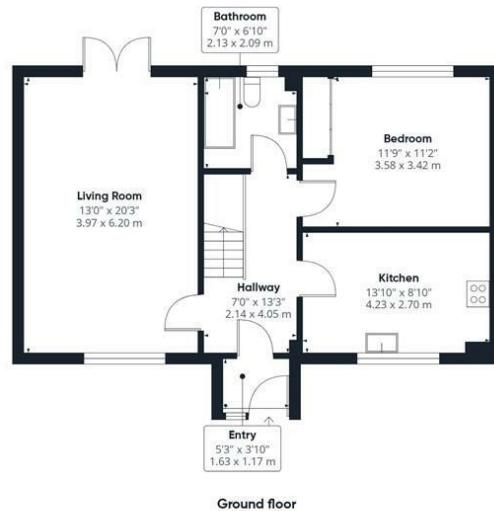


Location

Redfield Cottage sits on the outskirts of Balbeggie, a small and friendly village surrounded by rolling Perthshire countryside. The location offers the best of both worlds—peaceful rural living with local amenities nearby, including a shop, primary school, and excellent links to Perth city centre just 15 minutes away by car. For commuters, Dundee, Edinburgh and the wider Central Belt are also within reach via the A94 and M90. Outdoor enthusiasts will love the proximity to walking trails, golf courses and open farmland, while families benefit from quiet surroundings and a real sense of community. A truly enviable place to call home.







Floor 1



Approximate total area⁽¹⁾

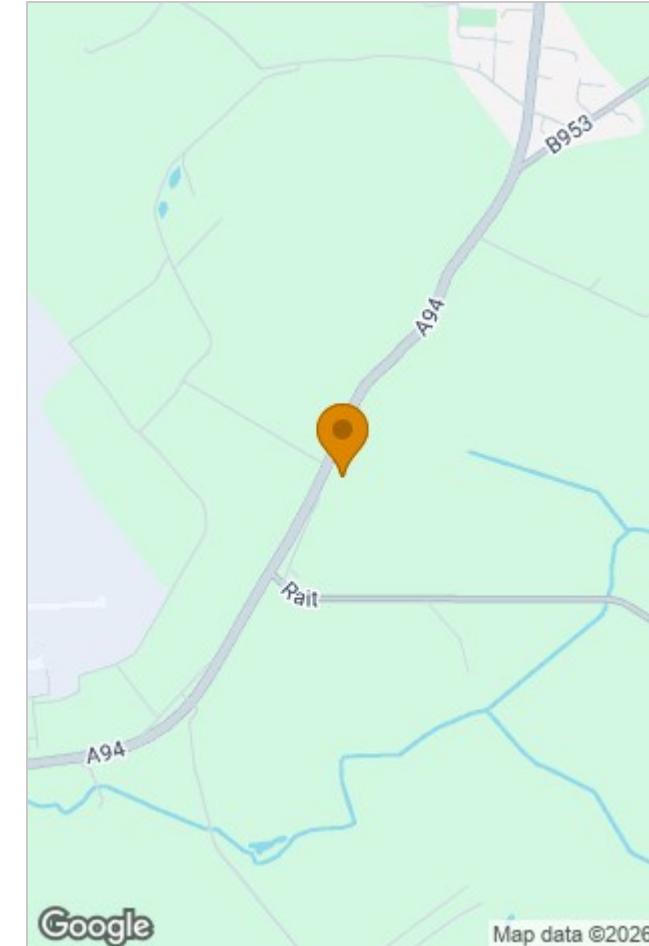
1367 ft²
126.8 m²

(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	71	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	68	
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

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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