



Balcalk Cottage, Port Allen
Errol PH2 7TH



Three-bedroom detached bungalow situated in the hamlet of Port Allen, close to the Tay Estuary and surrounded by open farmland

 3 Bed  2 Bath  1 Reception

A rare opportunity to acquire a beautifully presented three-bedroom detached bungalow situated in the hamlet of Port Allen, close to the Tay Estuary and surrounded by open farmland. Balcalk Cottage offers tranquil countryside living with convenient access to nearby amenities.

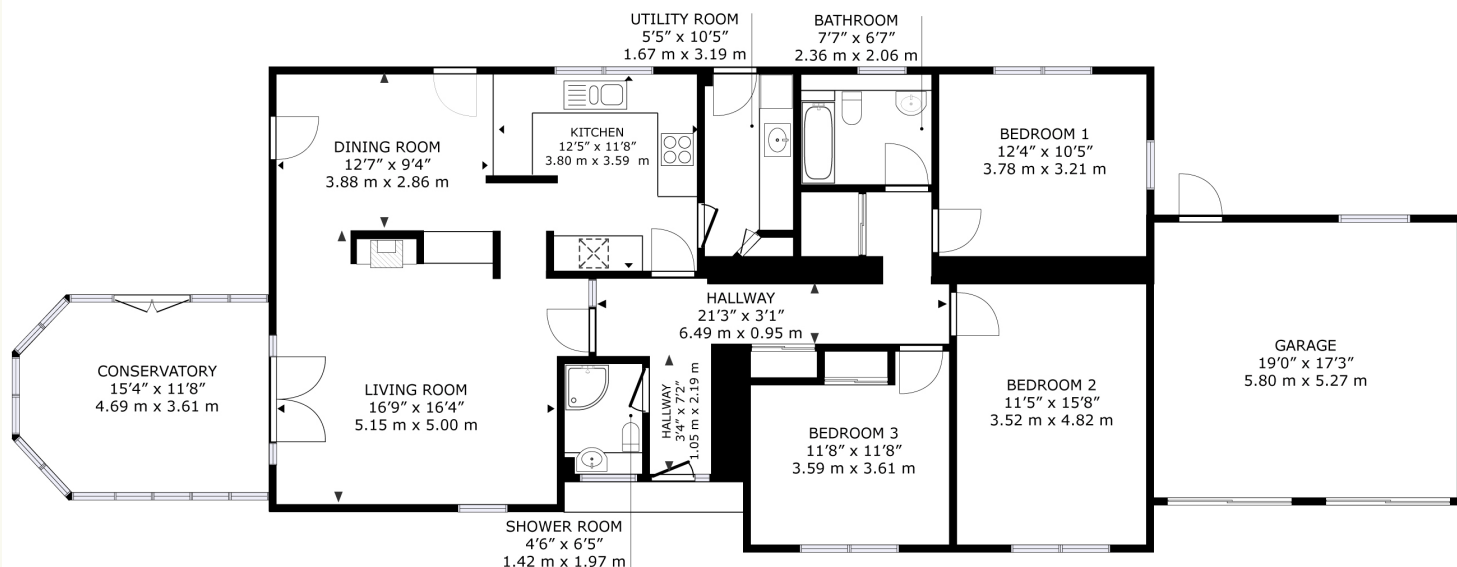
The accommodation is bright, spacious and immaculately maintained throughout. A welcoming hallway leads to a generous lounge with central fireplace open to the dining area. The well-appointed kitchen featuring integrated appliances, is separated from the dining space by a breakfast bar. A timber framed conservatory provides additional living space and is accessed via double doors from the lounge. There are three well-proportioned bedrooms, all with built-in storage along with a stylish family bathroom and a separate shower room with WC.

Externally, the property enjoys beautifully maintained gardens with lawns, mature planting, fruit trees, an ornamental pond, polytunnel, lean-to greenhouse, kennels and a decked area. A driveway provides off-street parking and leads to a double garage, creating an excellent outdoor space for families and keen gardeners alike.

Features

- Lounge/dining room
- Kitchen with breakfast bar
- Timber-framed conservatory
- Three double bedrooms
- Bathroom and separate shower room
- Double garage and driveway
- Wrap-around gardens
- Views over open farmland
- EPC Rate: E

Offers Over £340,000



Balcalk, Port Allen, Errol, PH2 7TH

GROSS INTERNAL AREA
TOTAL: 1659 sq.ft, 154.1 m², EXCLUDED AREAS: GARAGE 329 sq.ft, 30.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Port Allen is located just south of Errol on the banks of the Tay Estuary. Once an active grain-shipping port in the 18th century, it is now a quiet rural community surrounded by productive farmland. Nearby Errol offers essential amenities, while the cities of Perth and Dundee – approximately 11 and 14 miles away – provide a wide range of shops, professional services, cultural venues and transport links including bus and rail connections as well as motorway access.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01738 630222

✉ perthproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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