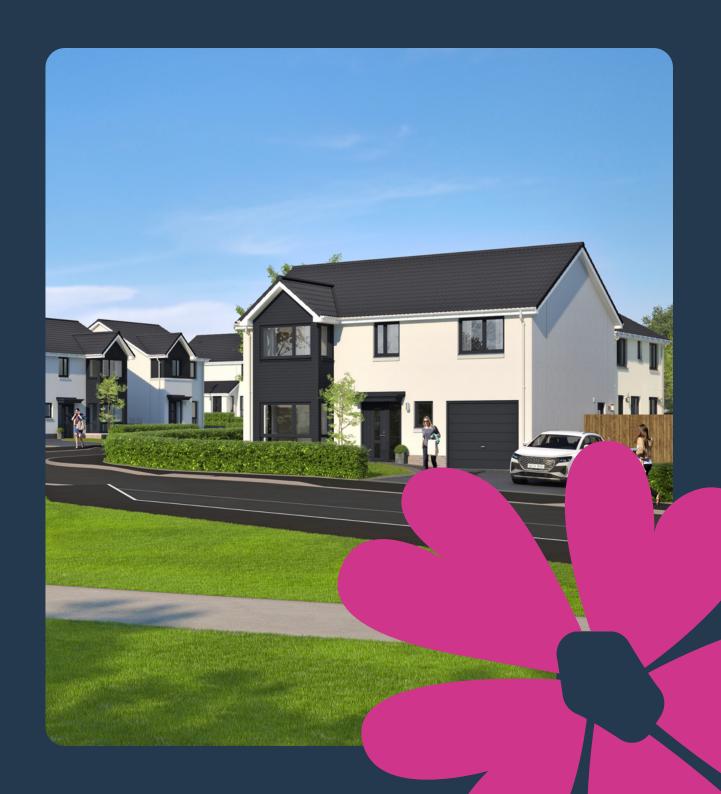


Strathmore Meadows Meigle.

A beautiful collection of 2 - 6 bedroom homes.





Discover Strathmore Meadows.

Luxury living in Meigle by Campion Homes.

Proudly family-owned and award-winning, Campion Homes has been building exceptional homes for over 35 years. With a reputation for quality, care, and attention to detail, we create beautifully designed spaces that our customers are proud to call home. Each home at Strathmore Meadows is thoughtfully constructed and finished to the highest standards, offering you a space you'll cherish for years to come.

A stunning new development in the picturesque village of Meigle. Our beautifully designed homes are built with care and feature high quality finishes. If you are a first time buyer, growing family or looking for a peaceful place to retire we have the perfect home for you.







Meigle.

A Village You'll Love to Call Home.

Nestled in the heart of rural
Perthshire, Meigle is a village
steeped in charm and history. Its
idyllic surroundings and stunning
natural landscapes provide an
impeccable backdrop for a balanced
lifestyle. Meigle is perfectly placed to
enjoy the very best of village living,
including play, and relaxation, whilst
staying well connected to larger
towns and cities.

Meigle's prime position places you within easy reach of some of Scotland's most vibrant towns and cities. Dundee is just a 25-minute drive away, offering a bustling hub with shopping, dining, and cultural opportunities. Perth can be reached in 30 minutes, providing a wealth of amenities, including theatres, galleries, and an array of independent shops and restaurants.

For families, the development benefits from a primary school right on its doorstep, with secondary schooling available in nearby Blairgowrie. The towns of Blairgowrie and Forfar also offer additional amenities, ensuring all your needs are within easy reach.

Meigle's position in the Vale of Strathmore opens up endless opportunities for outdoor pursuits, with walking routes, green spaces, and fishing on the rivers Tay, Isla, and Esk. The area is a golfer's paradise, with popular courses at Alyth, Blairgowrie, and Perth. For more adventurous households, Glenshee, which lies north of Blairgowrie, offers year round outdoor activities including skiing and mountain biking.

For those who value wellbeing and an active lifestyle, Meigle has plenty to offer, including a thriving local cricket club. Despite its proximity to urban centres, Meigle retains its village charm, with a warm community spirit and local amenities, including cafes, parks, and local shops

Strathmore Meadows is more than a development; it's a place to belong.
Experience the warmth and quality of Campion Homes in a village setting that feels like home, from the moment you arrive.

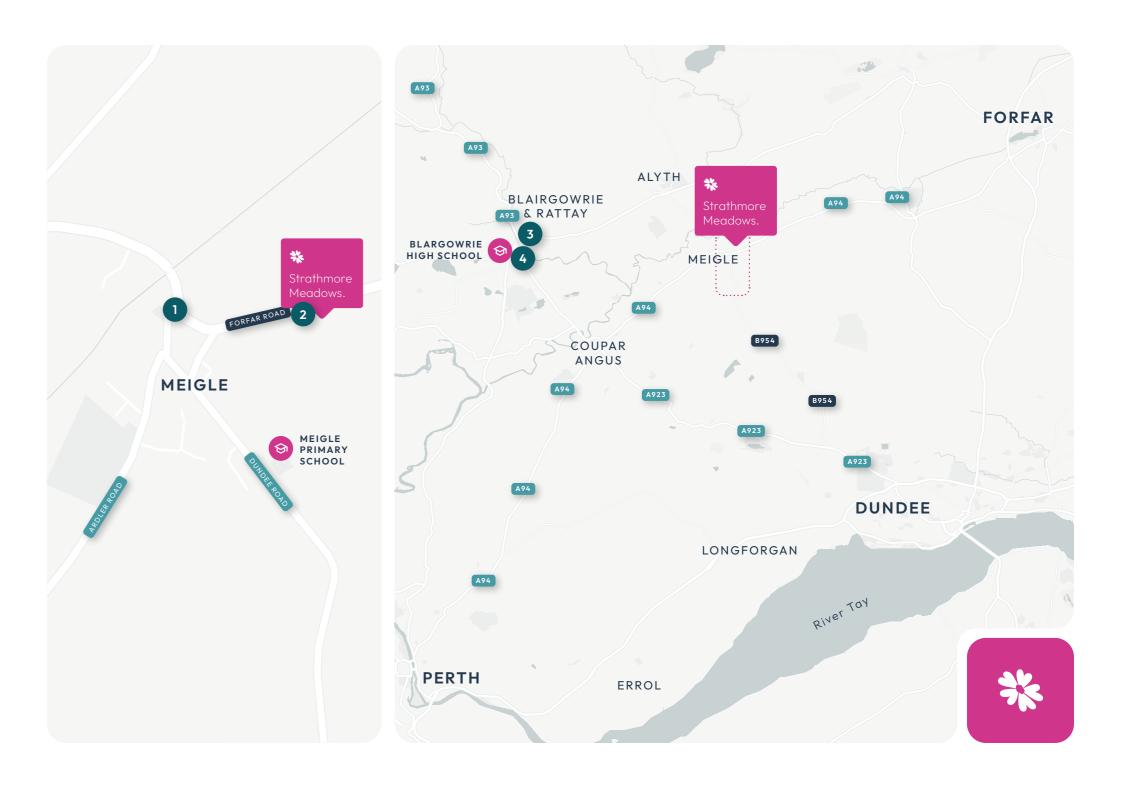






Location.







Why Buy New With Campion Homes.

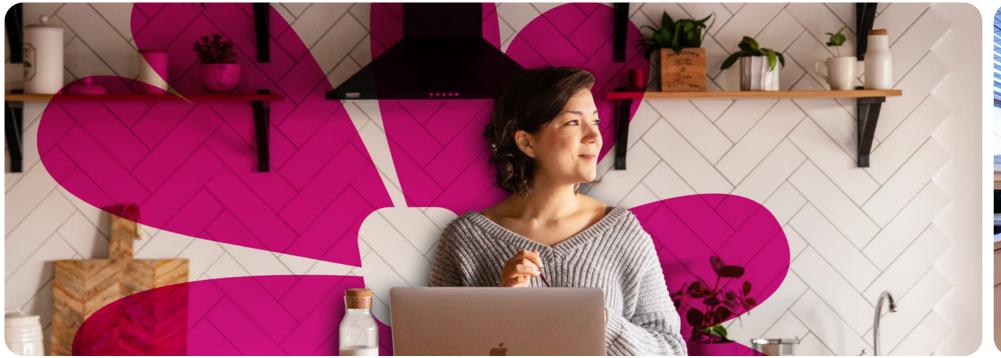
At Campion Homes, our goal is for you to truly love your home. We focus on more than constructing homes - we craft spaces designed to suit your lifestyle. With a choice of 16 thoughtfully designed styles, there is something for everyone. We also understand the importance of your surroundings. That's why we carefully select fantastic locations and design developments to compliment their natural environment, offering you not just a home but a community you'll be proud to be part of.

35 YEARS

Campion Homes is a family owned, award winning business that has been building quality homes across East Central Scotland with the same pride and passion for over 35 years.

117 COMPLETED DEVELOPMENTS

We have been the trusted developer of over 117 developments across Scotland, we create homes that stand the test of time. From creative use of space, great design and modern building methods, our homes are simply a great place to live.





G

Energy Efficient.

Each home is built to modern building standards and contains efficient features including Hive heating system and PV panels.



Less Maintenance.

Enjoy modern appliances, fixtures and fittings, all brand new and ready for you!



Chain Free Move.

Our homes are available to reserve at a fixed price and with no troublesome chains.



A Fresh Canvas.

You can pack your new home full of personality at our Choices Suite and no need to worry about renovation works.



Warranties.

Peace of mind through your 2 year Campion Homes builder warranty and 10 years NHBC build mark cover.



Our Team.

team are here to guide you on every step of your journey with us. Support will continue long after you get your keys as our customer care team are on hand for 2 years as part of your builder warranty.



Your exclusive invitation to our Choices Suite.

We believe your home should be a reflection of you—a true expression of your personality, style, and needs. That's why we created our exclusive Choices Suite, a unique offering that empowers you to transform your home into a masterpiece. individual as you are".

Once you've reserved your new home at one of our developments, you'll be invited to the Choices Suite at our Head Office in Dunfermline—a space where you can truly make your mark on your new home. This is your opportunity to infuse your personality and style into a living space that feels uniquely yours. It's an exciting and hands-on part of the journey, where your dream home starts to take shape. The Choices Suite allows you to customise your home, from your kitchen to your bathrooms, doors, wardrobes, and much more.

The excitement begins when you reserve your new home!

Kitchens



The Choices Guide.

Ahead of your appointment, we'll send you our comprehensive Choices Guide, which showcases the extensive selection available. It includes both standard options and upgrades, offering inspiration and the opportunity to personalise your home even further.





Choices available are subject to construction build stage, please speak to our Sales Team for more information.



Strathmore Meadows.

Design Details, Features & Finshes

The plans, illustrations, photography and sizes are indicative. the images depict standard specification and optional upgrades. Choices available subject to build stage, We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary at the discretion of Campion Homes. Consequently, these particulars do not form any part of any contract.







Kitchen & Utility Rooms

- Cooker hood
- Glass splashback
- Single mixer tap in kitchen and utility room
- 11/2 bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Under-unit lighting
- Contemporary, stylish kitchen designs.
- Choose from a selection of door & drawer fronts
- A choice of handles
- Worktop with matching upstand
- Touch control induction hob
- Fan assisted single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated microwave oven

General

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors and chrome handles
- Fitted wardrobe to primary bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint to internal walls

Bathrooms & En Suites

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves

External

- Turfed front garden
- Monoblock driveways
- UPVC double glazed windows
- French doors to rear
- Door address plate
- External lights with sensors
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- 1.8m fencing between plots to rear
- Included within your home
- As design dictates
- Available where layout permits as standard in 4, 5 & 6 bedroom homes and as an optional upgrade to 2 & 3 bedroom homes
- O Azalea features walk in wardrobe in primary bedroom.



Development Layout

Camellia 6 Bedroom Detached - Double Garage
PLOTS 13 | 25 | 49 | 51

Azalea 5 Bedroom Detached - Double Garage
PLOTS 12 | 24 | 36 | 88

Japonica 5 Bedroom Detached - Garage
PLOTS 17 | 28 | 50 | 89

Orchid 5 Bedroom Detached - Garage
PLOTS 43 | 44

Orchid 5 Bedroom Detached - Garage
PLOTS 21 | 87

Jacaranda 5 Bedroom Detached - Garage
PLOTS 4 | 14 | 31

Oleander 4 Bedroom Detached - Double Garage
PLOT 1

Oleander 4 Bedroom Detached - Garage

PLOTS 16 | 20 | 22 | 23 | 26 | 38 | 40 | 45 | 52 | 54 | 94

Laburnum 4 Bedroom Detached - Garage





PLOTS 5 | 39 | 47



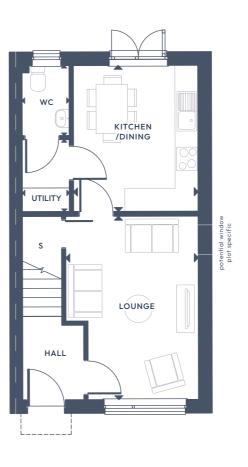
The Mimosa.

2 BEDROOM TERRACED HOME

GROUND FLOOR: 🍴 🚇 🖨 🖥 🛭

FIRST FLOOR: | 田x2 🖨 x2







GROUND FLOOR

Lounge	4.65 x 3.36m	15'3" x 11'0"
Kitchen/Dining	3.70 x 3.16m	12'1" x 10'5"
Utility	1.83 x 1.20m	6'0" x 3'11"
WC	1.78 x 1.20m	5'10" x 3'11"

FIRST FLOOR

Primary Bedroom	3.04 x 2.72m	9'11" x 8'11"
En-Suite 1	2.83 x 1.60m	9'4" x 5'3"
Bedroom 2	3.13 x 4.46m	10'3" x 14'7"
Bathroom	2.10 x 1.73m	6'11" x 5'8"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



The Aster.

2 BEDROOM SEMI DETACHED BUNGALOW

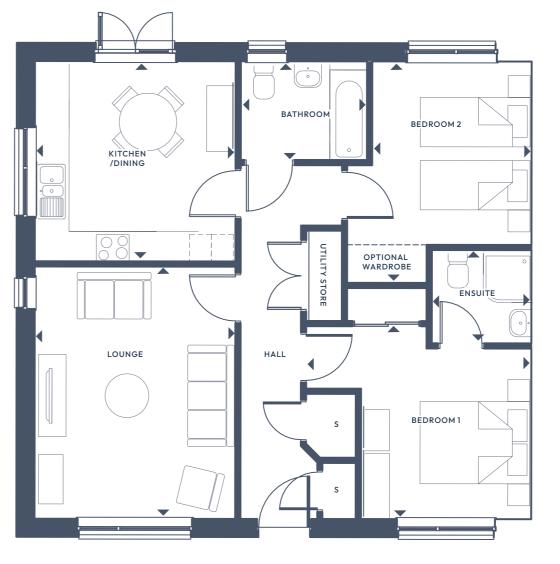
GROUND FLOOR: 🍴 🕒 🕆 🛱 🛱 🛣











GROUND FLOOR

Lounge	4.60 x 3.66m	15'1" x 12'0"
Kitchen/Dining	3.65 x 3.66m	12'0" x 12'0"
Bedroom 1	3.52 x 4.12m	11'7" x 13'6"
Ensuite	1.70 x 1.82m	5′7″ x 6′0″
Bedroom 2	4.04 x 3.36m	13'3" x 11'1"
Bathroom	1.80 x 2.30m	5'11" x 7'7"

GROUND FLOOR

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



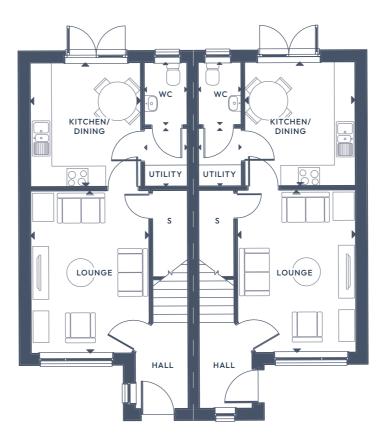
The Hazel.

3 BEDROOM SEMI DETACHED HOME

GROUND FLOOR: 👖 🕰 🖨 🗄

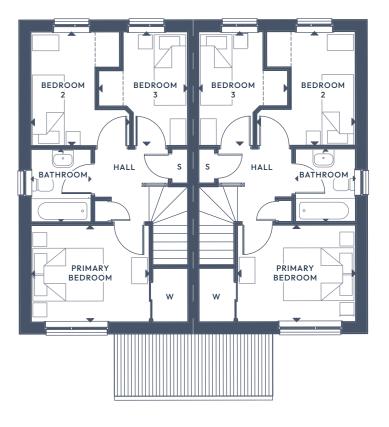
FIRST FLOOR: 田x3 🖨





GROUND FLOOR

Lounge	4.61 x 3.36m	15'1" x 11'0"
Kitchen/Dining	3.52 x 3.14m	11'6" x 10'3"
Utility	1.64 x 1.22m	5'4" x 4'0"
WC	1.78 x 1.22m	5'10" x 4'0"



FIRST FLOOR

Primary Bedroom	2.75 x 3.36m	9'0" x 11'0"
Bedroom 2	3.24 x 2.52m	10'7" x 8'4"
Bedroom 3	3.24 x 2.53m	10'7" x 8'3"
Bathroom	2.07 x 1.71m	6'9" x 5'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



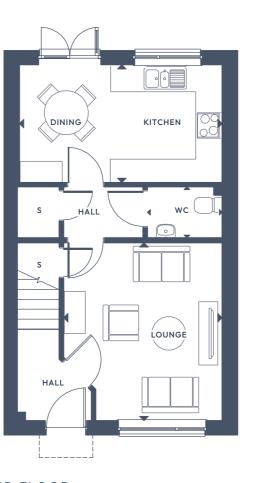
The Holly.

3 BEDROOM TERRACED HOME

GROUND FLOOR: 👖 🚇 🖨 🗄

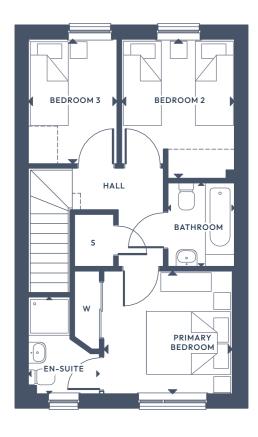
FIRST FLOOR: 国x3 🖨 x2





GROUND FLOOR

Lounge	4.24 x 3.82m	13'10" x 12'6"
Kitchen/Dining	2.80 x 4.87m	9'2" x 15'11"
WC	1.22 x 1.78m	4'0" x 5'10"



FIRST FLOOR

rimary Bedroom	2.94 x 3.12m	9'7" x 10'3"
n-Suite 1	2.32 x 1.70m	7′7" x 5′7"
edroom 2	3.32 x 2.70m	10'11" x 8'10"
edroom 3	2.98 x 2.12m	9'9" x 6'11"
athroom	2.00 x 1.60m	6'6" x 5'3"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



The Tamarisk.

3 BEDROOM DETACHED BUNGALOW

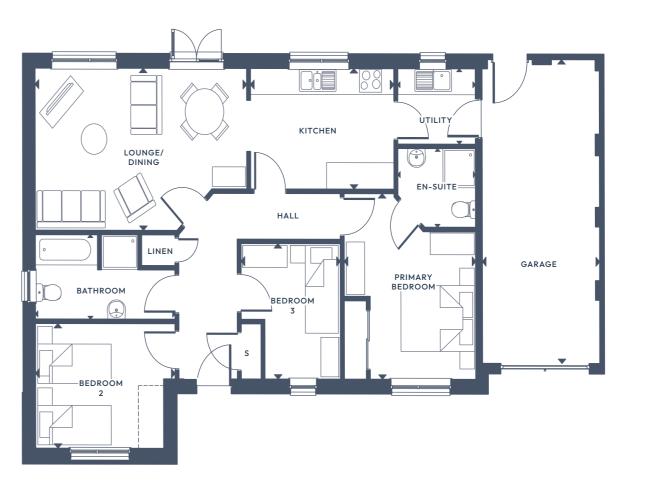












GROUND FLOOR

Lounge/Dining	5.76 x 3.70m	18'11" x 12'2"
Kitchen	3.91 x 2.75m	12'10" x 9'0"
Utility	2.12 x 1.72m	7'0" x 5'8"
Bedroom 1	4.24 x 3.58m	13'11" x 11'9"
En-suite	2.12 x 1.80m	6'11" x 5'11"
Bedroom 2	3.80 x 2.85m	12'6" x 9'5"
Bedroom 3	3.09 x 2.71m	10'2" x 8'11"
Bathroom	3.80 x 1.93m	12'6" x 6'4"
Garage	7.00 x 3.13m	22'11" x 10'3"

GROUND FLOOR

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



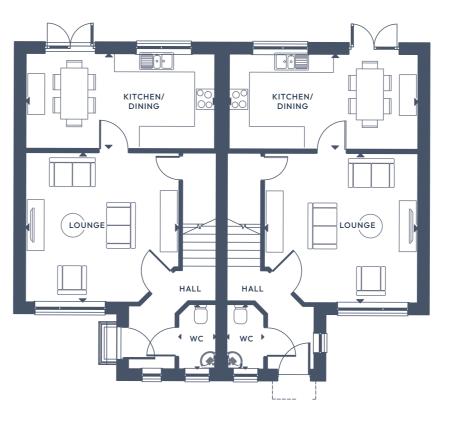
The Myrtle.

3 BEDROOM SEMI DETACHED HOME

GROUND FLOOR: 👖 📮 🖫 🗄

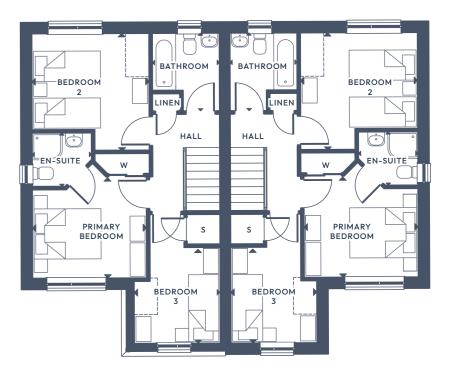
FIRST FLOOR: 国x3 🖨 x2





GROUND FLOOR

Lounge	4.40 x 4.52m	14'5" x 14'10"
Kitchen/Dining	2.80 x 5.56m	9'2" x 18'3"
WC	1.91 x 1.10m	6'3" x 3'8"



FIRST FLOOR

rimary Bedroom	3.03 x 3.42m	9'11" x 11'2"
n Suite 1	1.60 x 1.78m	5'3" x 5'10"
edroom 2	3.49 x 3.51m	11'5" × 11'6"
edroom 3	3.85 x 2.58m	12'7" x 8'5"
athroom	2.33 x 2.01m	7′7" × 6′7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



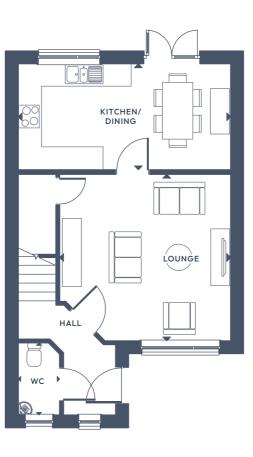
The Alamanda.

3 BEDROOM DETACHED HOME

GROUND FLOOR: 🍴 🖨 🗎

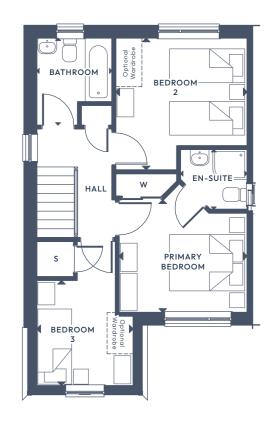
FIRST FLOOR: **国x3** 🖨 **x2**





GROUND FLOOR

Lounge	4.40 x 4.52m	14'5" x 14'10"	
Kitchen/Dining	2.80 x 5.61m	9'2" x 18'5"	
WC	1.91 x 1.10m	6'3" x 3'7"	



FIRST FLOOR

Primary Bedroom	3.01 x 3.42m	9'10" x 11'2"
En-Suite 1	1.60 x 1.78m	5'3" x 5'10"
Bedroom 2	3.52 x 3.51m	11'6" x 11'6"
Bedroom 2	2.80 x 2.58m	9'2" x 8'5"
Bathroom	2.33 x 2.01m	7′7" × 6′7"

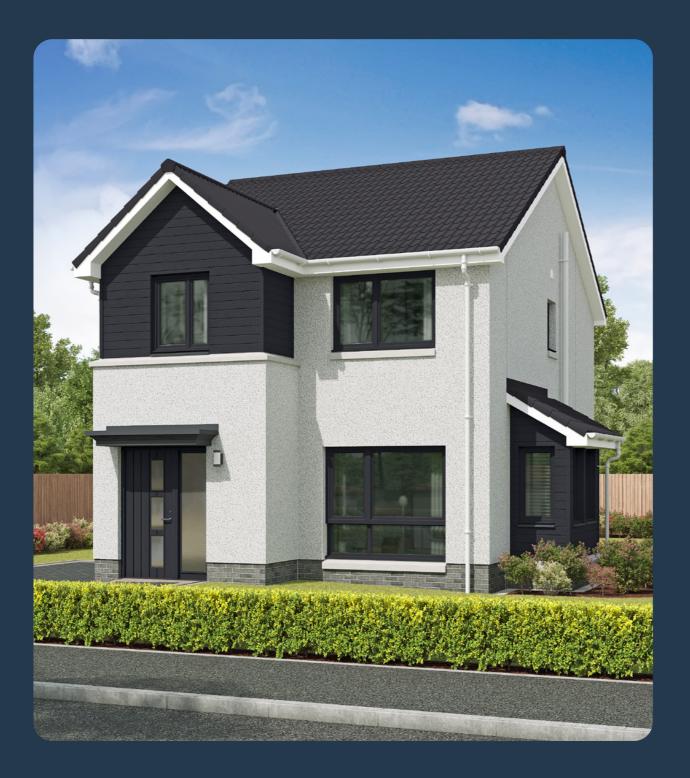
ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤

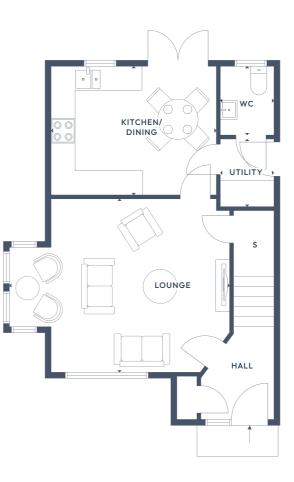


The Lavender.

3 BEDROOM DETACHED HOME

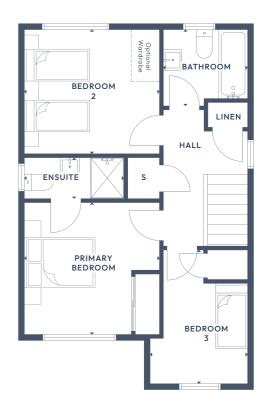
GROUND FLOOR: 👖 🚨 🖨 🖥 🗿 FIRST FLOOR: **国x3** 🖨 **x2**





GROUND FLOOR

Lounge	4.29 x 5.48m	14'0" x 18'0"
Kitchen/Dining	3.19 x 4.13m	10'5" x 16'6"
Utility	1.63 x 1.34m	5'4" x 4'5"
WC	1.78 x 1.34m	5'10" x 4'5"



FIRST FLOOR

rimary Bedroom	3.29 x 3.37m	10'9" x 11'0"
n-Suite	1.01 x 2.47m	3'4" x 8'1"
edroom 2	3.10 x 3.37m	10'2" x 11'0"
edroom 3	3.30 x 2.42m	10'10" x 7'11"
athroom	1.91 x 2.10m	6'3" x 6'10"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



The Wisteria.

4 BEDROOM DETACHED HOME

GROUND FLOOR: 👖 🚨 🖨 🗄 🗐 FIRST FLOOR: **国x4** 🔓 **x2**







GROUND FLOOR

Lounge	4.78 x 4.14m	15'8" x 13'7"
Kitchen/Dining	3.09 x 5.23m	10'1" x 17'2"
Utility	2.23 x 1.57m	7′3″ x 5′2″
WC	2.23 x 1.10m	7'3" × 3'7"
Garage	5.60 x 2.70m	18'4" x 8'10"

FIRST FLOOR

imary Bedroom	3.63 x 3.14m	11'11" × 10'3"
n Suite	1.79 x 2.00m	5'10" x 6'7"
edroom 2	4.26 x 3.14m	13'11" x 10'3"
edroom 3	4.43 x 2.76m	14'6" x 9'1"
edroom 4	3.47 x 2.77m	11'4" x 9'1"
athroom	2.37 x 2.00m	7'9" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



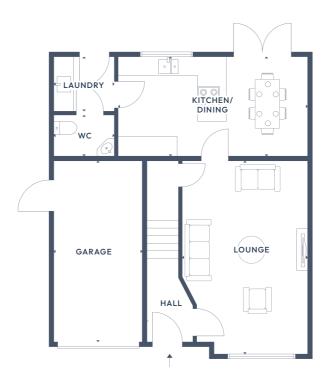
The Laburnum.

2 BEDROOM TERRACED HOME

GROUND FLOOR: 🍴 🟳 🖨 🖯 🛭 🗐

FIRST FLOOR: **四x4** 🔓 **x2 盾**







GROUND FLOOR

Lounge	6.00 x 3.90m	19'9" x 12'9"
Kitchen/Dining	3.08 x 5.89m	10'1" x 19'4"
Utility	1.72 x 1.88m	5'7" x 6'2"
WC	1.27 x 1.88m	4'2" x 6'2"
Garage	5.60 x 2.70m	18'4" x 8'10"

FIRST FLOOR

Primary Bedroom	3.94 x 2.90m	12'11" × 9'6"
En-Suite	1.80 x 2.13m	5′10″ x 7′0″
Bedroom 2	4.41 x 3.69m	14'5" x 12'1"
Bedroom 3	4.35 x 2.78m	14'3" × 9'1"
Bedroom 4	3.32 x 2.90m	10'10" x 9'6"
Study	1.71 x 2.00m	5'7" x 6'7"
Bathroom	2.16 x 2.00m	6'11" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



The Oleander.

4 BEDROOM DETACHED HOME

GROUND FLOOR: 🍴 🖵 🖨 🖯 🗑 🗐

FIRST FLOOR: 🖽 🗘 🗘 x2







GROUND FLOOR

Lounge	5.97 x 4.12m	19'7" x 13'6"
Kitchen/Dining	3.85 x 7.35m	12'7" x 24'1"
Utility	2.32 x 1.86m	7′7" x 6′1"
WC	1.44 x 1.86m	4'8" x 6'1"
Garage	5.60 x 2.70m	18'4" x 8'10"

FIRST FLOOR

Primary Bedroom	5.20 x 3.12m	17'0" x 10'3"
Ensuite	2.36 x 2.72m	7'9" x 8'11"
Bedroom 2	3.96 x 3.98m	12'11" × 13'0"
Bedroom 3	4.06 x 3.67m	13'4" x 12'0"
Bedroom 4	4.06 x 3.32m	13'4" x 10'11"
Bathroom	2.92 x 2.12m	9'7" x 6'11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



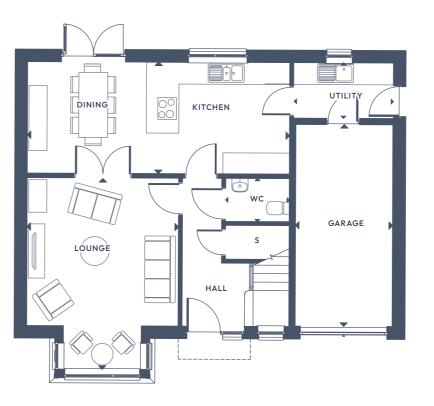
The Jacaranda.

5 BEDROOM DETACHED HOME

GROUND FLOOR: 🍴 🟳 🖨 🖯 🛭 🗐

FIRST FLOOR: 🛱 🗴 🗘 x2





GROUND FLOOR

Lounge	5.31 x 4.21m	17'5" x 13'9"
Kitchen/Dining	3.10 x 7.28m	10'2" x 23'10"
Utility	1.55 x 2.78m	5'1" x 9'1"
WC	1.21 x 1.78m	3'11" x 5'10"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

rimary Bedroom	4.64 x 3.89m	15'3" x 12'9"
nsuite	1.55 x 1.80m	5'1" × 5'10"
edroom 2	2.65 x 4.15m	8'8" x 13'7"
edroom 3	4.13 x 2.79m	13'7" x 9'1"
edroom 4	3.10 x 3.13m	10'2" x 10'3"
edroom 5	3.44 x 2.20m	11'3" x 7'2"
athroom	2.68 x 2.65m	8'9" x 8'8"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



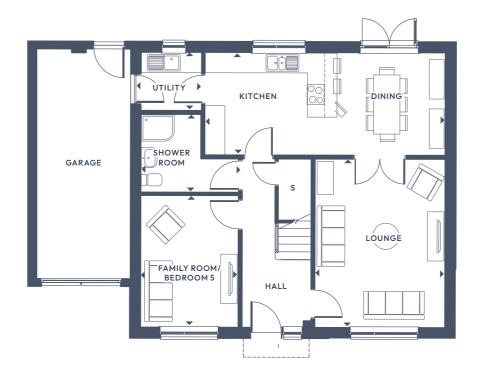
The Orchid.

5 BEDROOM DETACHED HOME

GROUND FLOOR: 🍴 🚨 🖨 🖥 📵 🕮

FIRST FLOOR: 🛱 🛱 🗘 🛣





BEDROOM A HALL Optional Wardrobe S EN-SUITE 2 W BEDROOM 1 EN-SUITE 1

GROUND FLOOR

Lounge	5.14 x 3.96m	16'10" x 13'0"
Kitchen/Dining	3.13 x 7.33m	10'3" x 24'0"
Utility	1.78 x 1.85m	5'10" x 6'1"
Shower Room	2.38 x 2.98m	7'9" x 9'9"
Fam Room/Bed 5	4.02 x 2.98m	13'2" x 9'9"
Garage	7.00 x 3.00m	22'11" x 9'10"

FIRST FLOOR

imary Bedroom	3.56 x 4.10m	11'8" x 13'5"
suite 1	2.06 x 1.76m	6'9" x 5'9"
edroom 2	3.56 x 3.98m	11'8" x 13'1"
suite 2	1.20 x 2.37m	3'11" x 7'9"
edroom 3	3.43 x 3.72m	11'3" x 12'2"
edroom 4	4.03 x 3.00m	13'2" x 9'10"
ithroom	2.20 x 2.37m	7'2" x 7'9"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



The Japonica.

5 BEDROOM DETACHED VILLA





GROUND FLOOR

Lounge	5.05 x 4.56m	16'7" x 14'11"
Kitchen/Dining	5.92 x 3.42m	19'5" x 11'2"
Utility	1.64 x 2.42m	5'4" x 7'11"
Shower Room	1.60 x 3.42m	5'3" x 11'2"
Fam Room/ Bed 5	3.23 x 3.42m	10'7" x 11'2"
Garage	5.60 x 2.70m	18'4" × 8'10"



FIRST FLOOR

Primary Bedroom	6.39 x 3.35m	20'11" x 11'0"
En-Suite 1	1.70 x 1.97m	5'7" x 6'5"
Study	2.39 x 1.30m	7'10" x 4'3"
Bedroom 2	3.82 x 3.49m	12'6" x 11'5"
En-Suite 2	2.60 x 1.50m	8'6" x 4'11"
Bedroom 3	3.82 x 3.43m	12'6" x 11'3"
Bedroom 4	4.83 x 3.68m	15'10" x 12'0"
Bathroom	3.00 x 1.80m	9'8" x 5'11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



The Azalea.

5 BEDROOM DETACHED HOME

GROUND FLOOR: ¶ ♀ ☆ 🖯 🗸 🖴

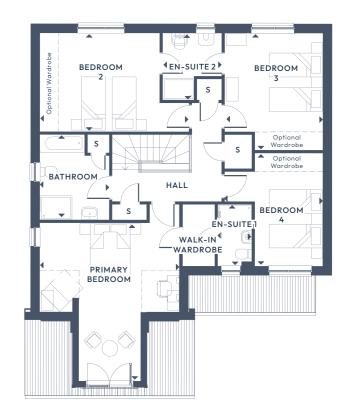
FIRST FLOOR: 🛱 🛱 🗘 🛣







Lounge	6.17 x 3.80m	20'3" x 12'5"
Kitchen/Dining	8.86 x 3.72m	29'0" x 12'2"
Utility	1.80 x 1.73m	5'11" x 5'8"
Shower Room	1.61 x 2.18m	5'3" x 7'1"
Fam Room/Bed 5	4.08 x 2.61m	13'4" x 8'7"
Garage	7.00 x 5.27m	22'11" x 17'3"



FIRST FLOOR

Primary Bedroom	5.98 x 5.28m	19'7" x 17'3"
En-Suite 1	2.34 x 1.50m	7'8" x 4'11"
Bedroom 2	3.73 x 5.64m	12'3" x 18'6"
En-Suite 2	2.54 x 2.24m	8'4" x 7'4"
Bedroom 3	4.43 x 3.72m	14'6" x 12'2"
Bedroom 4	4.28 x 3.72m	14'1" x 12'2"
Bathroom	3.23 x 2.63m	10'7" x 8'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED 📤



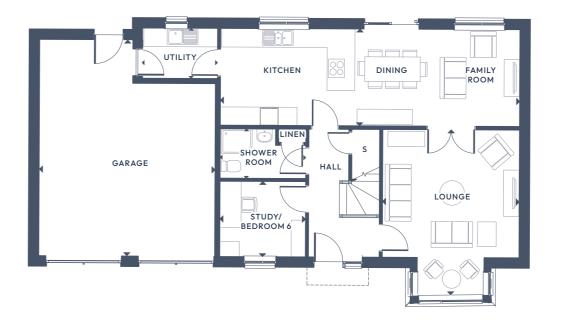
The Camellia.

6 BEDROOM DETACHED HOME

GROUND FLOOR: 🍴 🚨 🖨 🗟 📵 📇

FIRST FLOOR: 🛱 🗴 🖨 x3







GROUND FLOOR

Lounge	5.39 x 4.44m	17'8" x 14'7"
Kitchen/Dining/Family	3.15 x 9.71m	10'4" × 31'10"
Utility	1.63 x 2.43m	5'4" x 8'0"
Shower Room	1.61 x 2.78m	5′3″ x 9′1″
Bedroom 6/Study	2.45 x 2.78m	8'0" x 9'1"
Garage	7.00 x 5.70m	22'11" x 18'8"

FIRST FLOOR

rimary Bedroom	3.24 x 3.74m	10'7" x 12'3"
n-suite 1	2.79 x 1.50m	9'2" x 4'11"
edroom 2	4.16 x 4.84m	13'8" x 15'10"
n-suite 2	1.70 x 2.26m	5'7" x 7'5"
edroom 3	3.34 x 3.97m	10'11" × 13'0"
edroom 4	3.38 x 3.42m	11'1" x 11'2"
edroom 6	3.38 x 3.79m	11′1" x 15′5"
athroom	2.02 x 2.75m	6'7" x 9'0"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED



Strathmore Meadows Meigle.

Forfar Road, PH12 8RS





TELEPHONE:

EMAIL:

WEB:

01828 920364

sales@campionhomes.com

campionhomes.com

