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Leading Perthshire Estate Agency



Rose Cottage, The Lane, Meigle, Blairgowrie, PH12 8RR

£280,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Rose Cottage, The Lane, Meigle, Blairgowrie, PH12 8RR

Many thanks for your interest with Rose Cottage, The Lane, Meigle, Blairgowrie, PH12 8RR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are reknown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

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FREE Valuations



We're open 7 days a
week until 9pm



Registered Buyers



No obligation
mortgage advice



Conveyancing
Quotations



First Time Buyer
with No Deposit



Next Home's
Buying Guide



Next Home
Open Days

About the Area

Situated in the picturesque rural village of Meigle ,Perthshire and is ideally located for commuting to the nearby cities of Perth and Dundee, both of which are reachable by car within approx. 30 minutes.

The closest Towns are Alyth & Coupar Angus which are both approx. 5 miles away.

The larger town of Blairgowrie is only 9 miles away and has access to all amenities and is home to renowned Rosemount Golf Course.





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Property Summary

we are delighted to bring to the market this rare opportunity to purchase this 4-bedroom detached Victorian villa set in the quiet village of Meigle.

The property would be ideal for a family with versatile and spacious accommodation set over 2 levels comprising: Entrance porch , hall with understairs storage, a bright and spacious lounge with an attractive bay window feature to the front, sitting room with dual aspect windows and ample room for free standing furniture, additional sitting room/bedroom, dining room , galley style kitchen with large pantry , Utility room And a shower room complete the property on the ground floor.

The 1st floor is accessed by a carpeted stairwell with an attractive balustrade, 3 further double bedrooms, 2 of which benefit from countryside views and there is a bathroom.

To the front and side there is an easy to maintain garden which is mainly laid to lawn for ease of maintenance.

The rear garden is fully enclosed and offers privacy with mature shrubbery to the borders, patio and a large lawn.

Oil central heating for warmth.

Additionally, there is off street parking adjacent to the property for 2/3 vehicles



Key property features

- ✓ Rare to the market
- ✓ Ideal family home
- ✓ Countryside views
- ✓ Large private garden
- ✓ Parking
- ✓ Spacious rooms throughout
- ✓ Chain free
- ✓ Attractive features throughout
- ✓ Quiet location
- ✓ Outbuildings













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

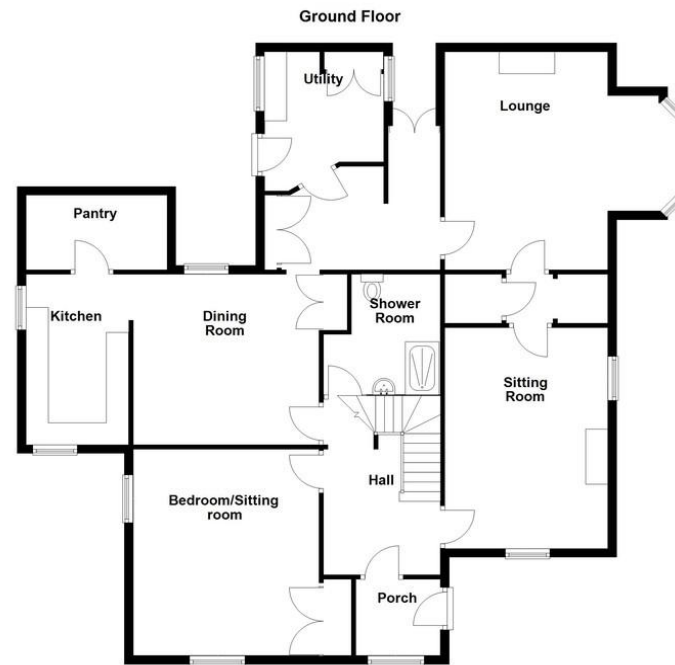
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans



Property Room sizes

ENTRANCE PORCH

5' 6" x 5' (1.68m x 1.52m)

HALLWAY

9' 2" x 7' 8" (2.79m x 2.34m)

SITTING ROOM

16' x 11' 7" (4.88m x 3.53m)

LOUNGE

19' 1" x 16' 6" (5.82m x 5.03m)

DINING ROOM

12' x 9' 7" (3.66m x 2.92m)

KITCHEN

10' 9" x 7' 2" (3.28m x 2.18m)

PANTRY

8' 5" x 5' 4" (2.57m x 1.63m)

SITTING ROOM/BEDROOM

14' 4" x 11' 8" (4.37m x 3.56m)

UTILITY ROOM

9' 6" x 8' 4" (2.9m x 2.54m)

SHOWER ROOM

7' 4" x 7' 4" (2.24m x 2.24m)

BEDROOM

16' 7" x 12' 2" (5.05m x 3.71m)

BEDROOM

13' 2" x 11' 9" (4.01m x 3.58m)

BEDROOM

11' 9" x 11' 7" (3.58m x 3.53m)

BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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