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Leading Perthshire Estate Agency



Elm Cottage, Ardler Road, Meigle, Blairgowrie, PH12 8RY

Offer Over £220,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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Many thanks for your interest with Elm Cottage, Ardler Road, Meigle, Blairgowrie, PH12 8RY.

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 renowned 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.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Meigle is a welcoming village with a friendly atmosphere and a rich sense of history. It boasts a well-regarded primary school, local shop, café, and a variety of community groups, making it an ideal choice for families, retirees, and anyone seeking a quieter pace of life.

The village often hosts local events and gatherings, creating a warm and inclusive environment. Despite its rural charm, Meigle enjoys excellent transport links. The nearby A94 offers easy road access to Blairgowrie (6 miles), Forfar (11 miles), and Dundee (17 miles), where a full range of shopping, leisure, and cultural facilities can be found. Dundee also provides rail connections and an airport with flights to London and beyond.

A short drive takes you to larger towns with supermarkets, medical centres, and secondary schools, while Meigle retains its traditional village character. Golfers will appreciate the proximity to several renowned courses, and the wider Perthshire and Angus countryside offers excellent opportunities for fishing, shooting, and exploring.



Property Summary

We are delighted to bring to the market this well presented 3-bedroom detached bungalow set within the quiet village of Meigle.

Elm Cottage would appeal to a range of buyers with well-proportioned accommodation set over one level comprising: Entrance hall, spacious lounge with ample room for a range of free-standing furniture and patio doors leading to the garden, a tastefully decorated kitchen/dining with a range master double oven, grill and hob and built in dishwasher, utility room with space for a washing machine and free-standing fridge/freezer, 3 bedrooms, 2 of which are double and benefit from built in wardrobes, a modern shower room and separate bathroom.

Off-street parking is offered via a driveway which leads to a large garage which has power and lighting.

There is easy to maintain garden that is lawn and there is also a patio area.

Gas central heating and double and triple glazing throughout.



Key property features

- ✓ Bungalow
- ✓ Quiet village location
- ✓ Double garage
- ✓ Close to Dundee & Perth
- ✓ Good schooling
- ✓ Lovely walks nearby
- ✓ Bathroom & Shower room
- ✓ Spacious lounge
- ✓ gas central heating
- ✓ Ideal family home









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.



NEXTHOME

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Floorplans





Property Room sizes

HALL

LOUNGE

17' 7" x 16' 1" (5.36m x 4.9m)

KITCHEN/DINER

12' 2" x 10' 10" (3.71m x 3.3m)

UTILITY ROOM

9' 1" x 6' 2" (2.77m x 1.88m)

BEDROOM

14' 5" x 10' 2" (4.39m x 3.1m)

BEDROOM

14' 7" x 10' 8" (4.44m x 3.25m)

BEDROOM

11' x 8' 1" (3.35m x 2.46m)

SHOWER ROOM

8' 5" x 4' 5" (2.57m x 1.35m)

BATHROOM

10' 3" x 5' 6" (3.12m x 1.68m)

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

The only Perthshire estate agent available 7 days until 9pm

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