



Buy your next home with Next Home

Leading Perthshire Estate Agency

4 Glebe Drive, Meikle, Blairgowrie, PH12 8SY

Offers Over £ 155,000

■■■■
NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

4 Glebe Drive, Meigle, Blairgowrie, PH12 8SY

Many thanks for your interest with 4 Glebe Drive, Meigle, Blairgowrie, PH12 8SY.

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

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.



Property Summary

Tucked away in a quiet and friendly location, this well-loved 3-bedroom mid-terraced villa offers the perfect blend of comfort, peace and village life.

Ideal for families and first-time buyers the home has been lovingly maintained and is full of warmth and personality.

Step inside to discover a welcoming hall with double storage cupboard and additional single cupboard; lounge/diner with dual aspect windows to the front and rear; a bright breakfasting kitchen with appliances and door to the rear garden; three bedrooms, each offering views and a shower room with white suite.

There is double glazing and gas central heating throughout.

The property also features garden grounds to the front and rear which are enclosed and perfect for enjoying sunny afternoons or entertaining guests. Timber shed. Parking is available to the front of the property.

Nearby are scenic walks and easy access to local amenities, schools, and transport links.



Key property features

- ✓ Mid Terraced Villa
- ✓ Bright Lounge/Diner
- ✓ Breakfasting Kitchen
- ✓ 3 Bedrooms
- ✓ Shower Room
- ✓ Front & Rear Gardens
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Excellent storage
- ✓ Parking to the front









An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

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

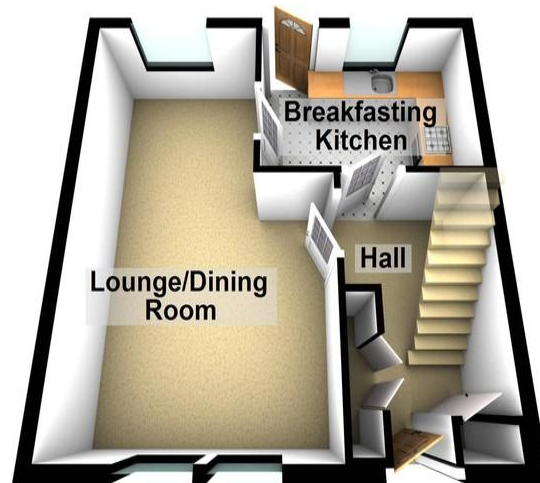


NEXTHOME

ESTATE & LETTING AGENTS

Floorplans

Ground Floor



First Floor



Property Room Sizes

HALL

13' 7" x 5' 10" (4.14m x 1.78m)

LOUNGE/DINER

24' 1" x 10' 6" (7.34m x 3.2m)

KITCHEN

10' 9" x 10' 1" (3.28m x 3.07m)

LANDING

8' 5" x 7' 6" (2.57m x 2.29m)

SHOWER ROOM

6' 2" x 5' 9" (1.88m x 1.75m)

BEDROOM

13' 9" x 8' 10" (4.19m x 2.69m)

BEDROOM

9' 10" x 8' 10" (3m x 2.69m)

BEDROOM

9' 6" x 6' 5" (2.9m 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

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme