



Cameron Beechfield, Longleys, Meigle, PH12 8QX
Offers over £410,000

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Cameron Beechfield, Longleys Meigle, PH12 8QX

- Modern detached villa
- 4 bedrooms 1 en-suite
- Dining kitchen
- Double garage
- Grounds extending to approx. 2/3 of an acre
- Highly energy efficient
- Spacious lounge
- Plenty of parking
- Fantastic views
- Tranquil location

This unique, highly energy efficient home enjoys a tranquil setting within the small hamlet of Longleys, midway between Meigle and Coupar Angus. Surrounded by rolling countryside and boasting some fantastic, far-reaching views, this bright and modern home also features notably large garden grounds, air source/underfloor heating, double glazing, vaulted ceilings on the first floor, plentiful off-street parking and a large detached double garage equipped with power and lighting.

On the ground floor there is a welcoming entrance hallway, a spacious dual-aspect lounge, modern dining kitchen, separate utility room, bathroom and bedroom/sitting room. On the first floor there is a bright landing with useful storage cupboard, a generous master bedroom with en-suite shower room, two additional bedrooms and a family bathroom. Externally there is a driveway providing plenty of off-street parking, a large detached garage equipped with power, lighting and water supply and a notably large area of lawn which may also offer further scope for development – subject to the necessary permissions being obtained. The grounds extend to approximately 2660sqm (2/3 of an acre in size).

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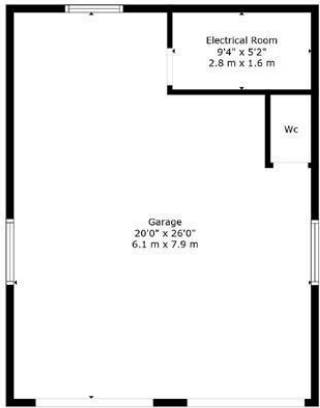


Location

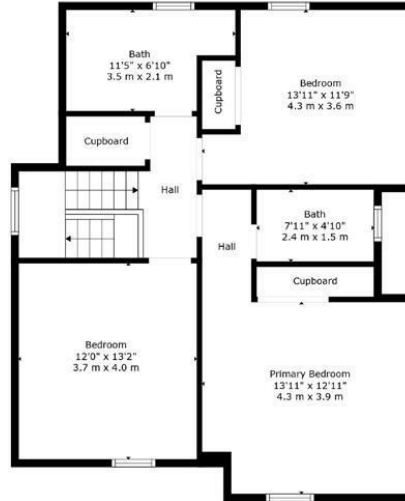
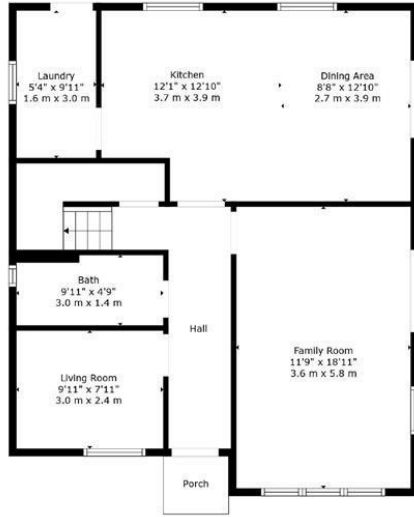
Local amenities are available in the village of Meigle, including a small convenience store and a primary school, with the nearest high school located in Blairgowrie, just a 15 minute drive away. Neighbouring town, Forfar, offers a range of facilities such as larger supermarkets, independent retail stores and a selection of restaurants as well as further primary secondary school options. Meigle is ideally placed for commuting to the nearby cities of Perth and Dundee, both of which are reachable by car within approx. 30 minutes. The tranquil setting offers an abundance of green space, rolling hills and an endless choice of walking routes throughout the countryside.







Floor 1



Floor 2



GROSS INTERNAL AREA
 FLOOR 1: 799 sq. ft, 74 m², FLOOR 2: 743 sq. ft, 69 m²
 EXCLUDED AREAS: ELECTRICAL ROOM: 48 sq. ft, 4 m², PORCH: 17 sq. ft, 2 m², GARAGE: 451 sq. ft, 42 m²
 TOTAL: 1542 sq. ft, 143 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
100	100	100	100
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

