



**St Mary's Cottage Meigle, Blairgowrie, PH12 8QX**  
**Offers over £270,000**

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# St Mary's Cottage Meigle Blairgowrie, PH12 8QX

- Stunning detached cottage bungalow
- Elegant lounge with patio doors
- Generous garden grounds
- Wealth of parking
- Excellent travel links
- 2 double bedrooms 1 en-suite
- Stylish dining kitchen
- Superb country views
- Presented in immaculate condition
- High degree of privacy

This is country living at its finest. This truly stunning 2 bedroom detached cottage bungalow is presented in beautiful condition and boasts light and airy accommodation throughout. Enjoying a very peaceful and picturesque semi-rural location, this outstanding home also features generous garden grounds, an elegant lounge with patio doors, stylish dining kitchen, a large master suite with en-suite shower room and dressing room and some marvellous country views.

The property is entered into an impressive hallway with loft access hatch and useful storage cupboard. The undoubted heart of the home is the superb lounge which features double doors leading out onto a patio with space for seating and the opportunity to soak up the serenity of the surroundings. The stylish dining kitchen is fitted with a good amount of base and wall units and there is also a separate utility room with a charming pulley in situ. There is also a modern shower room and two generous double bedrooms with the master bedroom also featuring its own en-suite shower room and dressing room. The property occupies a generous plot which is nicely set back from the road and enjoys a high degree of privacy too. The grounds feature a large area of lawn, some mature trees, a large driveway providing a wealth of parking, some lovely seating areas and a detached outbuilding/home office. The grounds may also offer scope for extending the living space or the addition of a garage.

Offers over £270,000



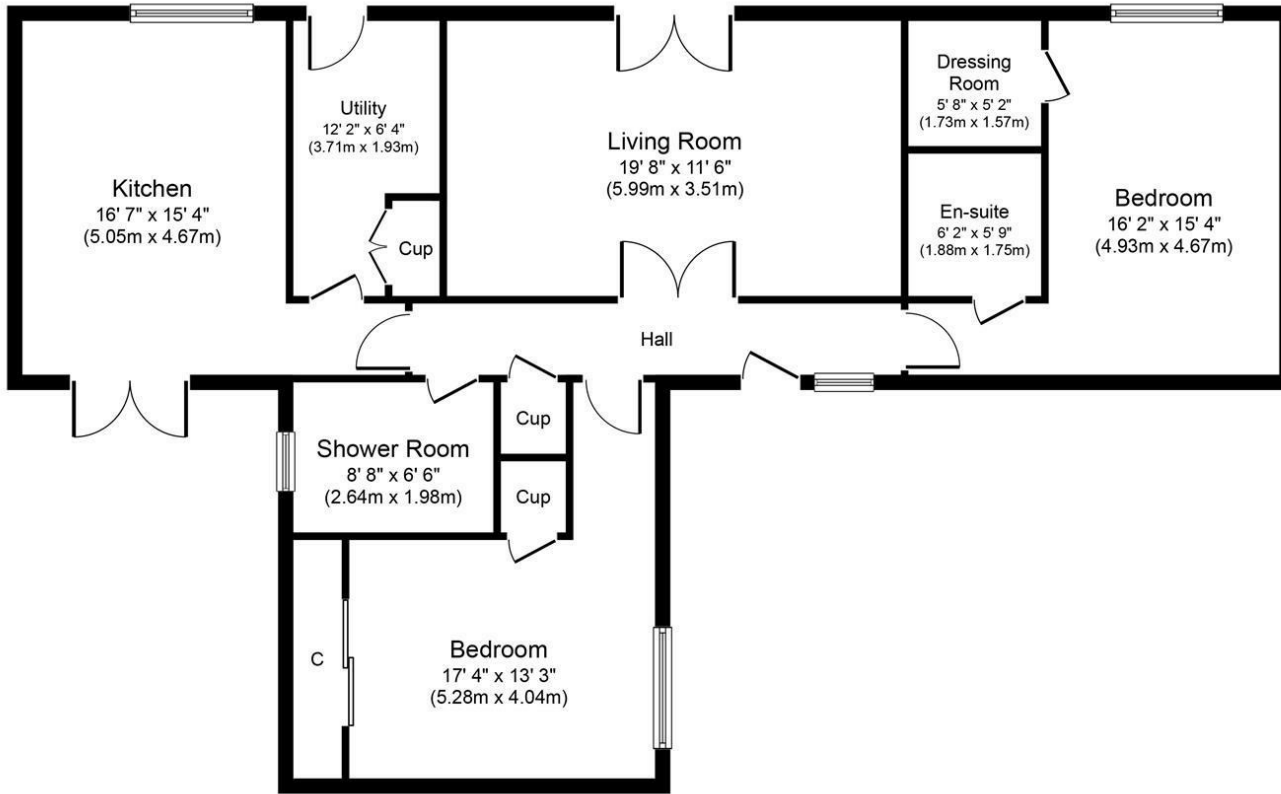


## Location

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.







**Approximate Floor Area**  
**1,109 sq. ft.**  
**(103.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

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