



8 Netherton Road, Meigle, PH12 8AE  
Offers over £275,000

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## 8 Netherton Road Meigle, PH12 8AE

- Modern detached villa
- Bathroom, en-suite & WC
- GCH & solar panels
- Very private rear garden
- Off-street parking & garage
- Four bedrooms
- Stylish dining kitchen
- Double glazing
- Highly energy efficient
- Presented in move-in condition

This splendid detached home offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space. The well-appointed living room and stylish dining kitchen provide a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts two bathrooms and an additional WC, ensuring that there are plentiful facilities for all residents. This thoughtful design enhances convenience, making busy mornings a breeze. The property is presented in superb condition, reflecting a high standard of maintenance and care, allowing you to move in with ease. Storage will never be an issue here, as the house features plentiful storage space throughout, catering to all your organisational needs. Additionally, the energy efficiency of this home is commendable, making it not only a comfortable living space but also a cost-effective choice for the environmentally conscious. Parking is a significant advantage, driveway space for two vehicles plus a garage. This feature is particularly valuable in today's busy world, providing peace of mind and ease of access. In summary, this delightful property is a rare find, combining spacious living, modern amenities, and excellent energy efficiency. It is a perfect opportunity for those looking to settle in a lovely community while enjoying the comforts of a well-designed home.

Offers over £275,000





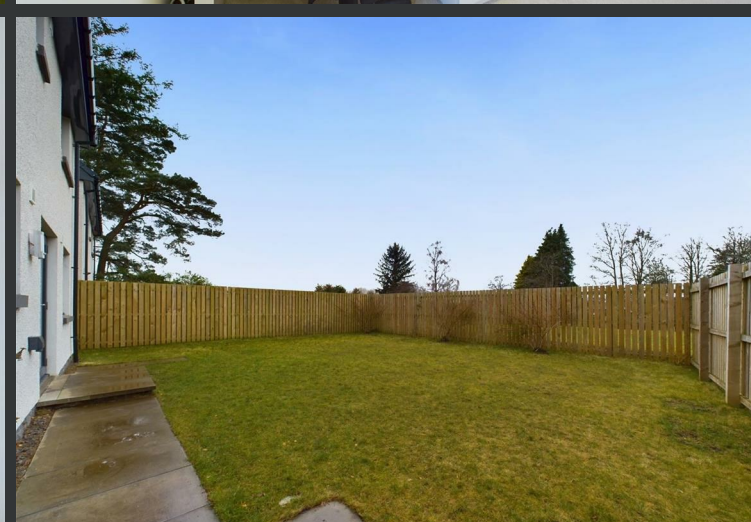


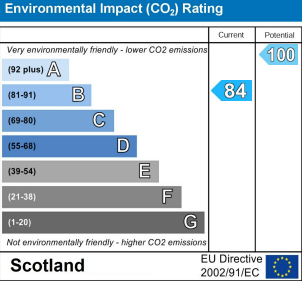
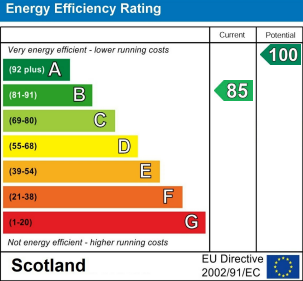
## Location

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 and there is also a childrens's playpark within walking distance of the property itself.









**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.