

13 Meadowview Drive

INCHTURE, PERTH, PERTHSHIRE, PH14 9RQ



Charming Inchture home with two bedrooms, spacious kitchen/dining, lounge, and enclosed garden



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McEwan Fraser Legal is delighted to present this two-bedroom house in Inchtute. This attractive two-bedroom semi-detached home offers well-balanced accommodation that will appeal to a wide range of buyers.

THE LOUNGE



The property is entered through a welcoming porch which opens into the hallway, leading to a bright lounge and a spacious dining kitchen.

THE KITCHEN



The kitchen is thoughtfully designed with ample storage, a gas hob, electric oven and plumbing for a washing machine, with a door opening directly to the rear garden, ideal for modern family living and entertaining.





Upstairs there are two comfortable bedrooms and a bathroom fitted with a shower over the bath. Storage throughout the home is plentiful, ensuring a practical and functional layout.

THE BATHROOM



BEDROOM 1



BEDROOM 2

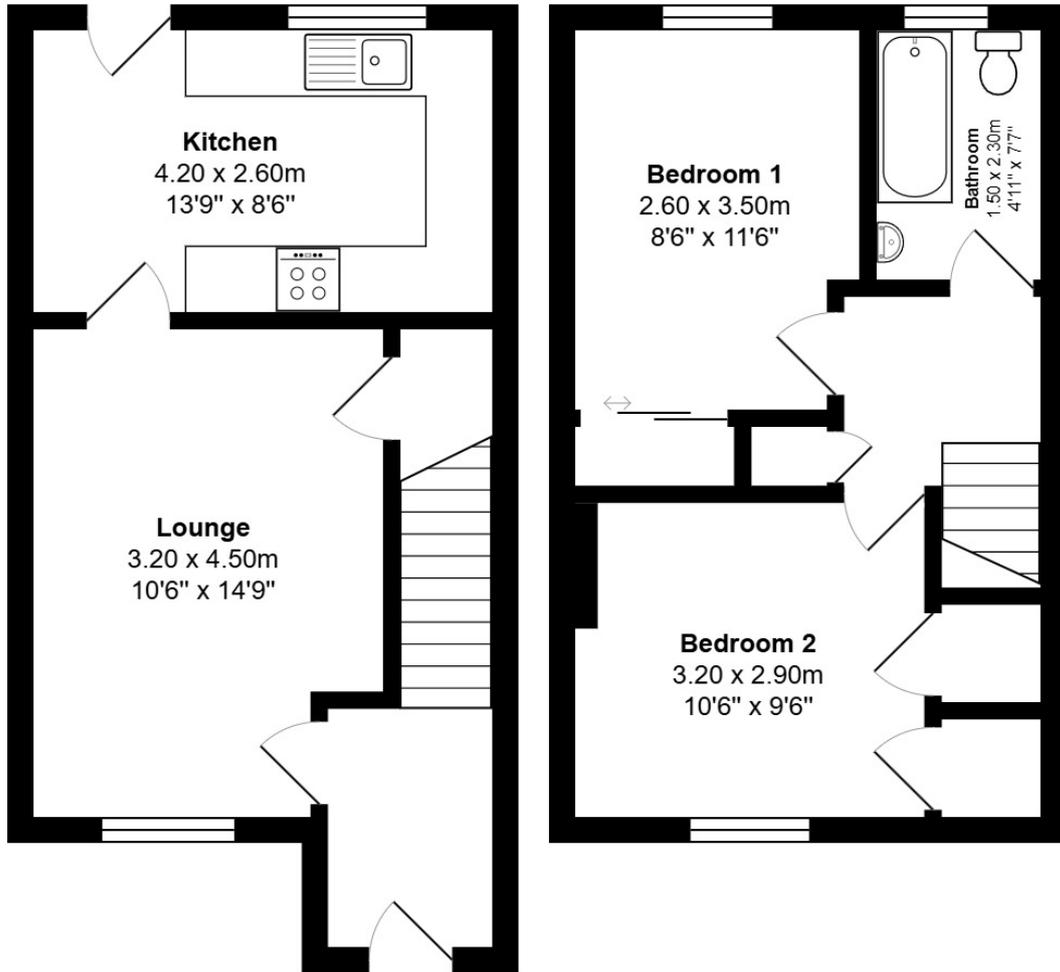


Externally, the property benefits from a driveway to the side providing off-street parking, a small front garden and a fully enclosed rear garden, bounded by wooden fencing and offering a secure space for children or pets. This is a well-laid-out home in good order, ready to move into, and perfectly suited for first-time buyers, young families or those seeking a manageable home with garden and parking in a popular residential setting.

EXTERNALS

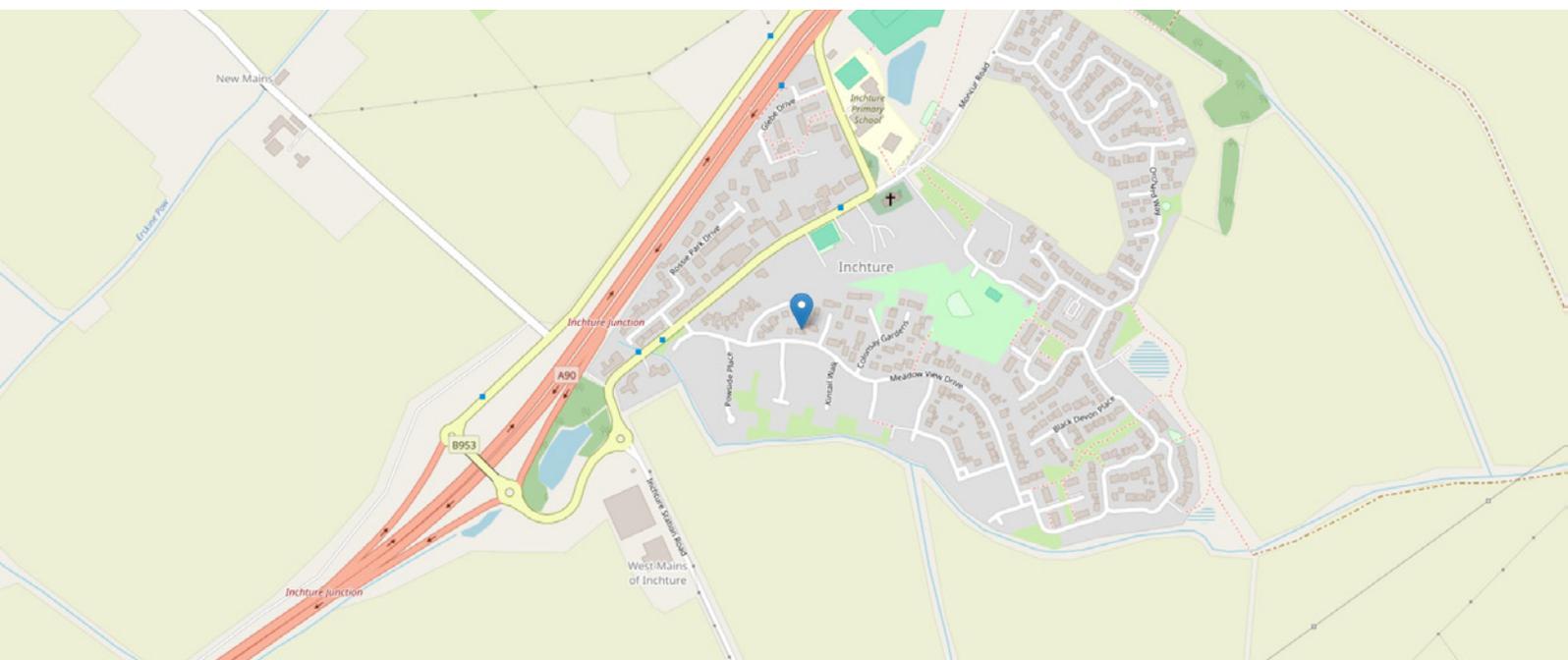


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | EPC Rating: D



THE LOCATION

Inchture is a picturesque village in Perthshire, offering a peaceful and friendly community while remaining well connected to larger towns and cities. The village itself provides essential amenities including a local shop, post office, and primary schooling, ensuring everyday needs are catered for. For a wider range of retail facilities, services, and leisure options, nearby Dundee and Perth are easily accessible by road, providing supermarkets, restaurants, cafés, cinemas, and further schooling options.





For those who enjoy the outdoors, Inchtute and its surrounding countryside offer excellent opportunities for walking, cycling, and exploring the scenic Perthshire landscape. The village is well served by road links, with the A90 providing quick access to Dundee, Perth, and beyond. Public transport options are also available, making commuting straightforward.

This combination of rural charm, local amenities, and easy access to larger towns makes Inchtute an appealing location for families, professionals, and those seeking a balanced lifestyle close to both community and convenience.



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