



Strathgreen Dundee Road, Meigle, PH12 8SD
Offers over £190,000





- Detached cottage bungalow
- Bright living room with bay window
- Rear porch with garden access
- Large enclosed garden
- Quiet semi-rural location
- Two double bedrooms
- Spacious kitchen with dining space
- Bathroom with three-piece suite
- Greenhouse and drying area
- Easy access to Blairgowrie and Perthshire towns

Strathgreen is a well-proportioned detached cottage bungalow set within a generous plot on Dundee Road in the village of Meigle, offering comfortable single-level living with excellent outdoor space. The property is entered via a front door into a welcoming central hallway, providing access to all main accommodation.

The bright and spacious living room enjoys a pleasant outlook through a large bay window and offers ample space for both lounge and dining furniture. The kitchen is well-sized and fitted with a range of traditional wall and base units, generous worktop space and room for appliances. From the kitchen, a rear porch provides additional storage space and convenient access to the garden. There are two well-proportioned bedrooms, both offering good natural light and flexibility for use as sleeping accommodation, guest space or a home office. The bathroom is fitted with a three-piece suite comprising a bath, wash hand basin and WC. Externally, the property is set within generous, mature garden grounds which are mainly laid to lawn and bordered by established trees and shrubs, creating a private and peaceful setting. The gardens offer excellent space for outdoor seating, gardening or further landscaping, with additional features including a greenhouse and drying area. Strathgreen represents an excellent opportunity for buyers seeking a comfortable bungalow with scope to modernise, all within a popular village location offering easy access to Blairgowrie, Dundee and the wider Perthshire area.



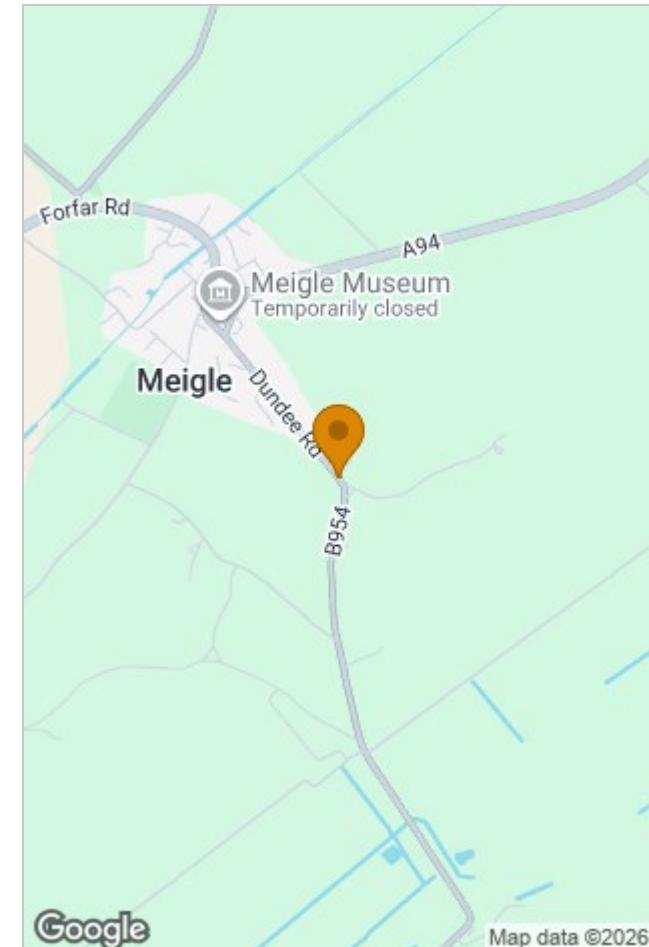
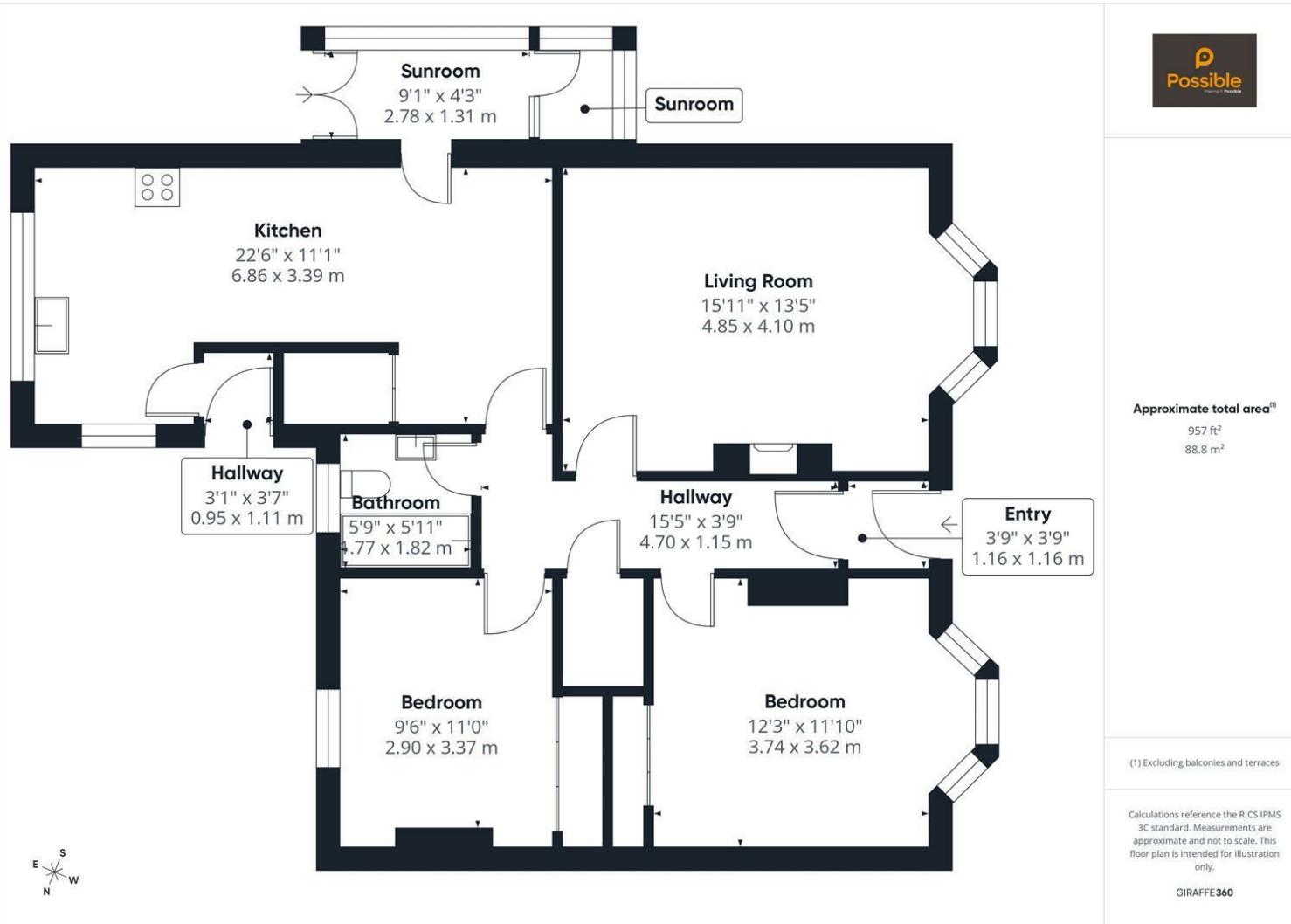


Location

Meigle is a popular Perthshire village known for its strong community feel and attractive rural surroundings. The village offers local amenities including shops, a primary school and public transport links, while further services can be found in nearby Blairgowrie. The area is well placed for access to Dundee and Perth, making it ideal for commuting. Surrounded by open countryside, Meigle provides excellent opportunities for walking, cycling and outdoor pursuits, while enjoying the peace and charm of village living within easy reach of larger towns.







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.

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

