LUXURY HOMES COLLECTION

AMAZINGRESULTS

THE FINEST HOMES IN THE BEST LOCATIONS

WWW.AMAZINGRESULTS.COM

1 ARTHURSTONE GARDENS *BY MEIGLE, BLAIRGOWRIE PH12 8QY*

1 Arthurstone Gardens

A UNIQUE BLEND OF HISTORY, CHARM & LUXURY - THE PERFECT PLACE TO CALL HOME.

Welcome to No.1 Arthurstone Gardens, a magnificent Country Home with impressive folly tower, highly individual Victorian glasshouse and separate Detached Cottage within beautiful walled Georgian gardens & grounds!

Nestled in a tranquil hamlet amidst the wonderful rolling Perthshire countryside, this stunning Detached 4 bedroom Country House includes a delightful 2 bedroom stone-built Detached Cottage and beautiful walled Georgian gardens that simply cannot fail to impress!

Spanning a generous 3,358 square feet, this truly unique Category 'B' Listed main property boasts a remarkable four-storey Folly Tower, offering character and charm with a beautifully converted early-19th Century glasshouse overlooking the stunning Georgian walled gardens.

The home features an abundance of space with four elegant reception rooms, perfect for entertaining guests or enjoying quiet family time. With four well-appointed bedrooms, two bathrooms and cloaks/WC, this property provides ample accommodation for the family and visitors alike , ensuring comfort and privacy for all.

Additionally, the property includes a charming Detached 2 bedroom former Gardener's Cottage, providing further versatility for use as a guest suite, extended family or simply a private retreat.

For those with multiple vehicles, the property offers ample parking, complemented by a detached triple garage for added convenience. The sweeping driveway enhances the grandeur of this home, making a striking first impression as you approach.

Whether you are looking for a family residence or a weekend retreat in an enviable location, this property is sure to captivate your heart.

Offers Over £675,000

www.**AMAZINGRESULTS**.com

MAIN HOUSE

No.1 Arthurstone Gardens is a truly one-of-a-kind Category 'B' Listed Family Home, dating back to around 1800, fully renovated and upgraded to a very high standard by the present owners, but retains its period character. The sellers have created a very special family home with three hugely impressive reception rooms housed in a large conservatory-style extension at the rear of the main house whilst the central feature of the property is its impressive four-storey folly tower, that rises prominently at the centre which includes the central hallway connecting to the main accommodation and also contains within it, the first floor music room or study/bedroom 4.

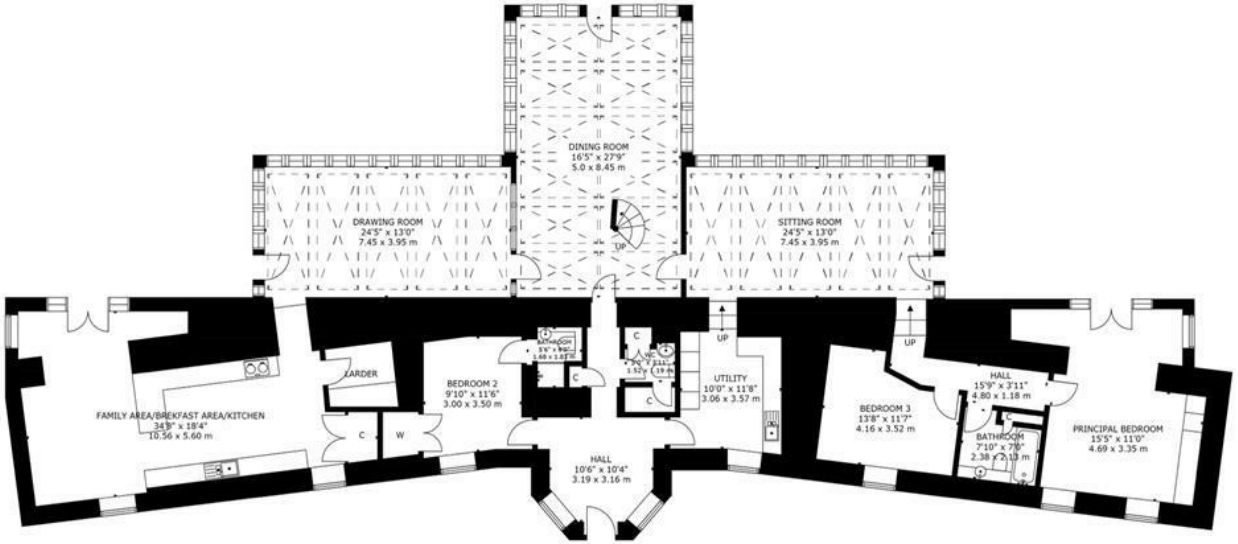
The slightly curved wings on either side of the tower provide generous, all-on-the-level accommodation throughout, and the main reception rooms enjoy a direct south-facing aspect onto the enchanting walled Georgian landscaped gardens. This includes a stunning 27ft dining room, a 24ft drawing room and 24ft sitting room, all featuring wooden flooring, double glazed glass roofs with bespoke blinds and wonderful garden views. A feature spiral staircase leads from the dining room to the first floor study/bedroom 4, presently utilised as a music room.

Additional accommodation boasts the superb bespoke open-plan fitted kitchen, breakfast room and family area with French doors leading to the paved patio and gardens. The kitchen is fitted with modern units, an Aga and a walk-in larder, while a utility room across from the reception hall offers further storage and appliance space. The principal bedroom lies on the west wing, with built-in bedroom furniture, feature full length arched window and French doors leading to a south-facing flagstone patio terrace. There is a second double bedroom with built-in wardrobes and family bathroom. Bedroom 3 lies off the hallway and has an adjoining shower room.

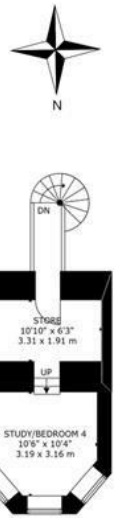
No.1 Arthurstone Gardens is an exceptional Country House, well-designed to a high specification, forming a comfortable and spacious family home situated within the beautifully landscaped walled garden at Arthurstone.

Early viewing is highly recommended to fully appreciate the accommodation, location and character offered with this outstanding 'B' Listed' Period House that could be your dream home!

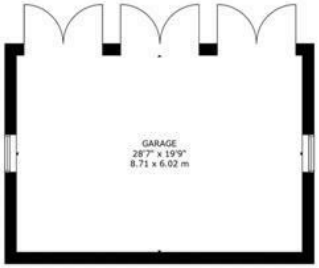
Give Colin Jenkins a call on 0800 999 1565 today.



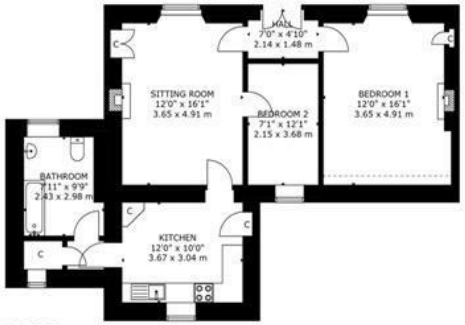
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



COTTAGE

1 ARTHURSTONE GARDENS, MEIGLE, PH12 8QY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3,358 SQ FT / 312 SQ M
GARAGE 560 SQ FT / 52 SQ M
COTTAGE 818 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

AMAZING RESULTS
THE PROFESSIONAL ESTATE AGENTS

GARDENER'S COTTAGE

As you approach the Main House, you are greeted by a delightful former Gardener's Cottage, which adds to the overall charm of No.1 Arthurstone Gardens. The surrounding grounds feature a level lawn and vibrant, well-stocked flower beds, creating a serene and inviting atmosphere.

The layout of the Cottage is both welcoming and homely, ensuring a comfortable living experience for all. The Gardener's Cottage, of approx. 818 sq ft, is a versatile addition to the property. It comprises a sitting room with log burning stove, fitted kitchen, two bedrooms and bathroom, making it perfect for use as a guest suite or a private retreat for family and friends. Whether you are looking for an additional family residence, work-from-home space, ideal airbnb opportunity or simply a peaceful getaway, this delightful property is sure to impress.

LOCATION

Living at No.1 Arthurstone Gardens places you at the heart of one of Scotland's most remarkable landscapes with world-renowned distilleries, Michelin-starred dining, legendary salmon rivers to championship golf courses on your doorstep, and it's conveniently located just 30 minutes away from Dundee Airport, providing direct flights to London City Airport.

From your doorstep at No.1 Arthurstone Gardens you're perfectly positioned to access Scotland's remarkable array of historical treasures spanning over 5,000 years of human civilisation, from ancient Neolithic monuments to Roman fortresses and royal palaces in this remarkable landscape that tells the story of Scotland's rich and complex past.

Set peacefully within the former Georgian walled garden at Arthurstone in the heart of Strathmore, a fertile plain which lies between the Sidlaw Hills to the south and the Angus Glens to the north, it is famous for its attractive scenery, productive farmland and for Glamis Castle, childhood home of the late Queen Mother.

Surrounded by Perthshire countryside in a most attractive and exclusive rural location between the village of Meigle and the small town of Coupar Angus, the area is well placed for road accessibility to Perth, Dundee, Aberdeen and Edinburgh. The A94 through Coupar Angus connects Perth to Forfar and the main Dundee to Aberdeen road (A90). Perth is only 16 miles away and offers a comprehensive range of High Street shops and services with the M90 motorway connection to Edinburgh, while the A9 gives access to Stirling and Glasgow. The vibrant City of Dundee is just 13 miles away with main east coast line railway line and is just 30 minutes from Dundee Airport - offering direct flights to London City Airport. There are a number of public schools in the area including Glenalmond, Strathallan, Dundee High School (a dedicated bus runs from Meigle to Dundee High School) and St. Leonards. Prep schools include Craigclowan, Ardvreck and St Leonards-New Park.

Nearby Meigle has a local shop, two cafés and a primary school, while Coupar Angus further amenities, including a local shop, a bakery, a pharmacy and a primary school. Six miles to the west, Blairgowrie and Rattray provides further excellent local amenities, including High Street shops and supermarkets, while you can find city shopping and leisure facilities in Perth or Dundee.

The recreational facilities in the area are excellent. There are three golf courses at Alyth, together with further courses at Blairgowrie including a championship course. Carnoustie and St Andrews are within easy driving distance. Fishing can be taken on the Tay and the River Ericht as well as on the nearby River Isla. The nearby glens provide some of the best hill walking in eastern Scotland and skiing at Glenshee.

GARDENS & OUTBUILDINGS

No.1 Arthurstone Gardens is accessed via a shared private road before a private sweeping drive leads to the block-paved driveway, which provides plenty of parking space and access to the detached triple garage. The delightful former Gardener's Cottage is in front of the main house, with an area of level lawn and colourful, well-stocked flower beds in front of both the main house and cottage

The magnificent walled Georgian gardens at the rear of the main house are one of the property's most notable features and will delight all who view! Facing directly south this glorious garden provides the main house with an idyllic, picturesque setting occupying part of what was once the grand Georgian garden for Arthurstone Estate. It has retained much of the symmetry associated with the traditional planned garden with gravel pathways lined by reputedly, the original 1851 box hedging and numerous mature trees including ornamental birch trees, cherry, yew and fruit trees. There are peaceful corners with gravel beds, terracing, various herbs and shrubs. Sheltered patio terraces margin the house itself, a suntrap for alfresco living and entertaining, against the backdrop of the beautiful walled gardens. There is also an orchard within the walled gardens, a peaceful, shaded meadow area.

To the North West of the house, there is a private woodland area with a traditional stone outbuilding and exceptional far-reaching views across the neighbouring countryside, to the distant hills.

EXTRAS

All fitted floor coverings, blinds and built-in kitchen appliances are included in the sale.

FACTORING

The development is factored at approx. £80 per month. This includes maintenance of communal areas, lighting and 3rd party insurance.

SERVICES

Mains water and electricity. Private drainage. Oil fired heating.

ARRANGE A VIEWING

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 0800 999 1565.

COMPARE 1,000'S OF MORTGAGES

Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. Fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 0800 999 1565.

WHAT'S YOUR PROPERTY WORTH?

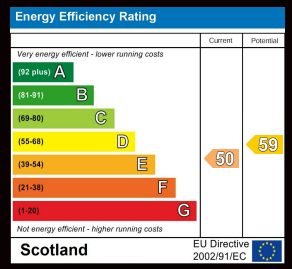
Get a free valuation and expert advice from your local Professional Estate Agent, Colin Jenkins and find out how much your property could sell for. 0800 999 1565.

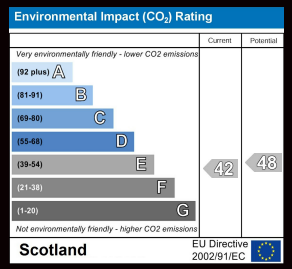
NEED A GREAT SOLICITOR QUOTE?

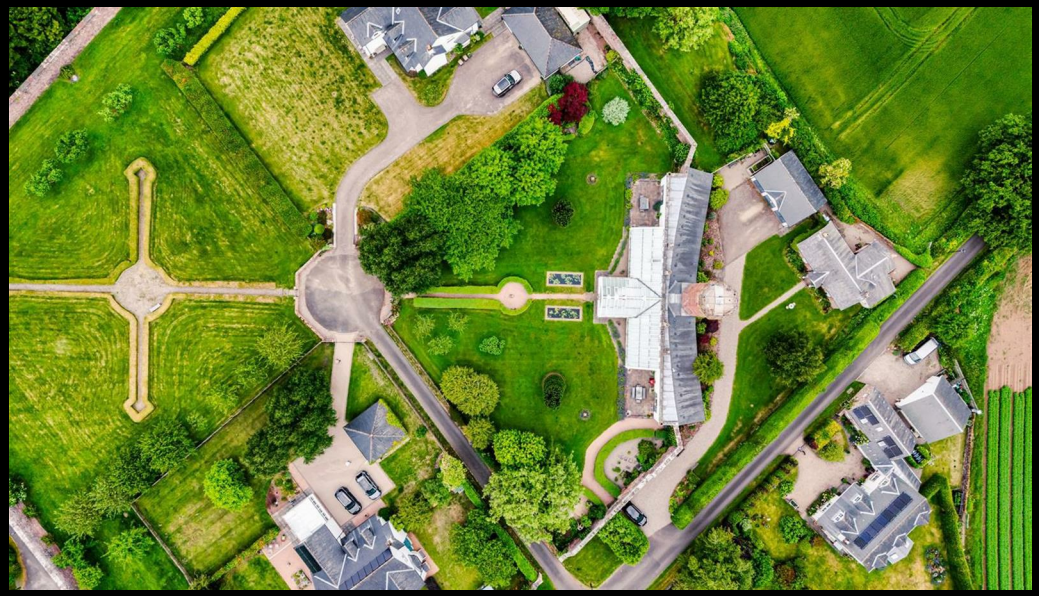
Low-cost fixed fees guaranteed. Save time and effort. Get a free quote now and see how much you could save.

*Award-Winning Estate Agents with over 140+ Google 5-Star customer reviews. *We're open evenings & weekends, 7 days a week! *Trusted by 1000's of homeowners across Scotland, whatever your reason for moving, we're here to guide you every step of the way.

AMAZING SERVICE. AMAZING RESULTS!™







Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

What's your home worth? We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

Agents Note: AMAZING RESULTS!™ and its clients give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere either on their own behalf on behalf of their clients. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every endeavour is made to ensure accuracy, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents and AMAZING RESULTS! have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

The AMAZING RESULTS!™ Luxury Homes Collection. Registered Office, Dalgety House, Viewfield Terrace, Dunfermline KY12 7HY. 0800 999 1565. sales@amazingresults.com. www.AMAZINGRESULTS.com.

LUXURY HOMES COLLECTION

AMAZINGRESULTS

THE FINEST HOMES IN THE BEST LOCATIONS

WWW.AMAZINGRESULTS.COM