

# Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Drumkilbo Road, Meigle, Blairgowrie, PH12 8AD

Offers Over £215,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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2 Drumkilbo Road, Meigle, Blairgowrie, PH12 8AD

Many thanks for your interest with 2 Drumkilbo Road, Meigle, Blairgowrie, PH12 8AD.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.



# About the Area

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Situated in the picturesque rural village of Meigle, Perthshire and is ideally located for commuting to the nearby cities of Perth and Dundee, both of which are reachable by car within approx. 30 minutes. The closest Towns are Alyth & Coupar Angus which are both approx. 5 miles away. The larger town of Blairgowrie is only 9 miles away and has access to all amenities and is home to renowned Rosemount Golf Course.



# Property Summary

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Next Home are delighted to bring to the market this immaculately presented 3 bedroom semi-detached new build situated in the quiet village of Meigle, Perthshire.

The property is ideal for a variety of buyers with well-presented accommodation set over 2 levels comprising: Entrance hall, spacious lounge that is open plan to a modern and fully fitted breakfasting kitchen, utility room, w/c, 3 bedrooms with principal en-suite shower room and a family bathroom

To the side of the property there is a long monobloc driveway to provide off-street parking.

The rear garden is fully enclosed and is low maintenance with large summer house with outdoor seating area.

Solar panels, double glazing and gas central heating.



# Key property features

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- ✓ Good storage
- ✓ New build
- ✓ NHBC
- ✓ Principal en-suite
- ✓ Open plan living
- ✓ Ideal for first time buyers
- ✓ Gas central heating
- ✓ Solar panels
- ✓ Quiet area
- ✓ Close to Dundee & Perth















An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is a typical suburban housing estate.

# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



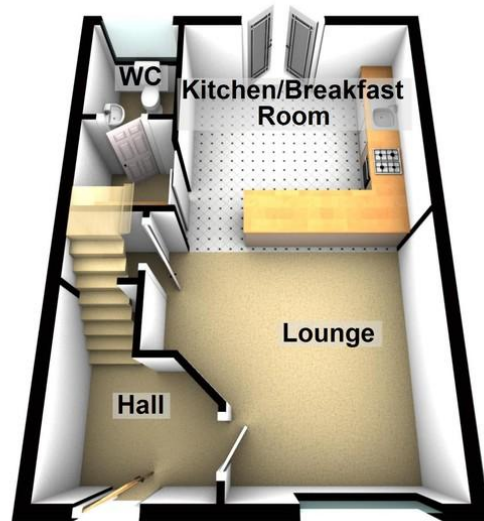
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# Floorplans

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Ground Floor



First Floor







# Property Room sizes

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## HALL

### LOUNGE

15' 5" x 13' 4" (4.7m x 4.06m)

### KITCHEN

12' 5" x 12' 5" (3.78m x 3.78m)

### W/C

## UTILITY ROOM

### BEDROOM

10' 1" x 8' 6" (3.07m x 2.59m)

## ENSUITE

### BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m)

### BEDROOM

8' 2" x 7' 11" (2.49m x 2.41m)

### BATHROOM

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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