



Buy your next home with Next Home

Leading Perthshire Estate Agency

2 Glebeway, Meigle, Blairgowrie, PH12 8SA

Offers over £145,000



NEXT HOME
ESTATE & LETTING AGENTS

Buying with Next Home



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Many thanks for your interest with 2 Glebeway, Meigle, Blairgowrie, PH12 8SA.

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

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

We are delighted to bring to the market this spacious and well presented TWO BEDROOM SEMI DETACHED VILLA with garage and enclosed garden situated within a popular residential area.

The accommodation comprises sun porch; entrance hall with large storage cupboard; lounge with dual aspect windows and feature electric fire; breakfasting kitchen with integrated oven, hob, fridge and freezer and door to integral garage; shower room with white suite and complementary Wet wall; Principal bedroom with wall to wall fitted wardrobes with mirrored sliding doors and further double bedroom with fitted storage.

There is double glazing and gas central heating throughout.

Externally there is off street parking leading to a single garage and the rear garden is enclosed with fencing and laid to lawn with an area of gravel chips for ease of maintenance. Timber Shed.



Key property features

- ✓ Semi Detached Villa
- ✓ Garage and Large Driveway
- ✓ Enclosed garden
- ✓ Sun Porch & Bright Lounge
- ✓ Breakfasting Kitchen
- ✓ 2 Double Bedrooms
- ✓ Shower Room
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Excellent Family Home









Have a property to sell?

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



Floorplans



Property Room Sizes

SUN PORCH

13' 11" x 7' 1" (4.24m x 2.16m)

HALL

14' 2" x 6' 7" (4.32m x 2.01m)

LOUNGE

15' 8" x 11' 11" (4.78m x 3.63m)

KITCHEN

14' 5" x 8' 9" (4.39m x 2.67m)

LANDING

9' 5" x 6' 5" (2.87m x 1.96m)

BEDROOM

12' 1" x 10' 4" (3.68m x 3.15m)

BEDROOM

12' 6" x 9' 1" (3.81m x 2.77m)

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m)

GARAGE

16' 9" x 9' 3" (5.11m x 2.82m)

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.



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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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