

MILLER GERRARD

Solicitors and Estate Agents



DEANS OAK

OLD MILITARY ROAD

MEIKLEOUR

PERTHSHIRE

PH2 6DZ

OFFERS OVER

£340,000



EPC RATING 'C'

COUNCIL TAX BAND 'F'

Miller Gerrard are delighted to bring to the market Dean's Oak which is a deceptively spacious detached bungalow set on the edge of Meikleour. The property has a spacious living room with dual aspect windows to the front and side with double doors leading through to the dining room. The main hallway in the property gives access to the five bedrooms, all of which have fitted storage space. One is currently utilised as an office, ideal for those working from home or needing a quiet space to study. There is a bathroom and separate shower room and the property benefits from oil central heating and double glazing.

The property is accessed via a driveway off the main road where there is parking for a number of vehicles and a double garage which has power and light. The gardens wrap around the property and are mostly laid to lawn with a patio area to the rear.

Meikleour is located in the heart of the Perthshire countryside, lying approx. 12 miles north of Perth where major amenities can be found. Further major amenities can also be found in the city of Dundee. The nearby town of Blairgowrie offers good local services including schooling at primary and secondary levels. Blairgowrie Gold Club has two championship golf courses as well as a nine hole alternative for those who like golfing. The countryside offers a wealth of walks suitable for families, dog walkers or those looking for something a bit more strenuous all while taking in the magnificent views on offer.























ROOM DIMENSIONS	(in meters)	(in meters)	(in meters)
LIVING ROOM	5.50 X 3.67	DINING ROOM	3.65 3.04
KITCHEN	3.96 X 3.65	UTILITY ROOM	2.94 X 2.55
BEDROOM 1	3.80 X 3.35	BEDROOM 2	3.79 X 3.35
BEDROOM 3	3.67 X 3.66	BEDROOM 4	3.66 X 2.43
BEDROOM 5	3.08 X 2.41	BATHROOM	2.63 X 1.91

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

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BLAIRGOWRIE

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Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE