

An aerial photograph of a two-story stone house with a large array of solar panels on the roof. The house has a white front door and a small white porch. A greenhouse is visible in the garden. The surrounding area includes other houses, trees, and a clear sky.

# Buy your next home with Next Home

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Mains Of Melginch Farm, Balbeggie, Perth, PH2 6HJ

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ESTATE & LETTING AGENTS

# Buying with Next Home

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Mains Of Melginch Farm, Balbeggie, Perth, PH2 6HJ

Many thanks for your interest with Mains Of Melginch Farm, Balbeggie, Perth, PH2 6HJ.

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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Balbeggie is located approximately 7 miles Northeast of Perth on the A94, and is set within the rural countryside of Perthshire. The property lies close to all local amenities, including shops, schools, and countryside pursuits. Further amenities and schooling can be found in the nearby cities of Perth and Dundee.



# Property Summary

A rare opportunity to purchase this deceptively spacious and well presented detached 5 bedroom traditional farmhouse, equipped for 21st century living. Situated within a large garden in a semi rural setting it has outstanding views over the surrounding countryside outside the village o Balbeggie.

The property offers well proportioned accommodation over 2 floors, comprising entrance vestibule, W.C., reception hall, sitting room, and inner hall leading to a large open plan kitchen/dining/lounge area, utility room and conservatory/garden room. From the reception hall a further reception room, shower room, laundry/workroom and large conservatory can also be accessed. On the first floor there are 5 double bedrooms, a family bathroom and a shower room. The property is double glazed throughout, and there is oil fired central heating, together with a Raeburn cooker which feeds into the central heating system.

The property has the benefit of PV solar panels, providing an income of approximately £1500 per annum, transferable to a new owner, and a battery stores electricity made during the day to be used later, helping to keep energy bills down. In addition there is a bank of solar panels which directly heat water, and an external charging point for electric vehicles.

The property will make an excellent family home, and is very flexible, part of the ground floor accommodation having previously been used as an annex for wider family members, but would also have potential as a bed and breakfast or air bnb accommodation.



# Key property features

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- ✓ Stunning Location
- ✓ Sought after Area
- ✓ Spacious accommodation
- ✓ Well presented
- ✓ 5 Bedrooms
- ✓ Countryside living
- ✓ Rare to the market
- ✓ PV Solar panels











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 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.

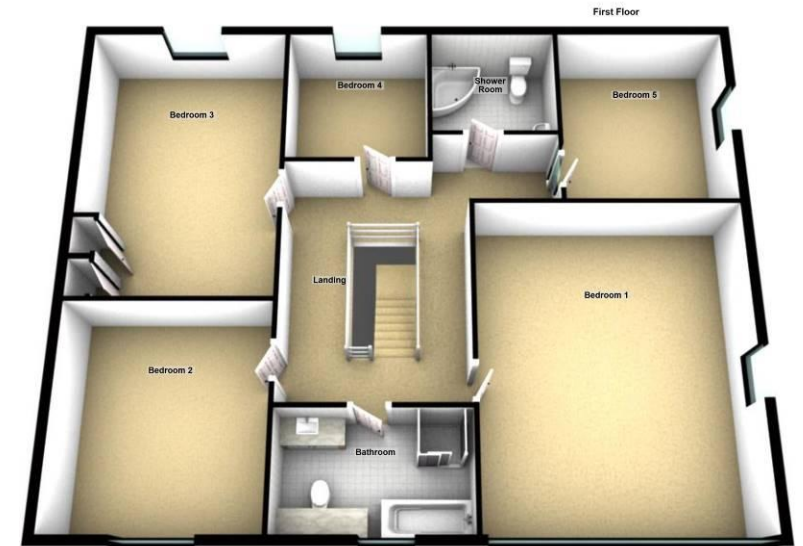
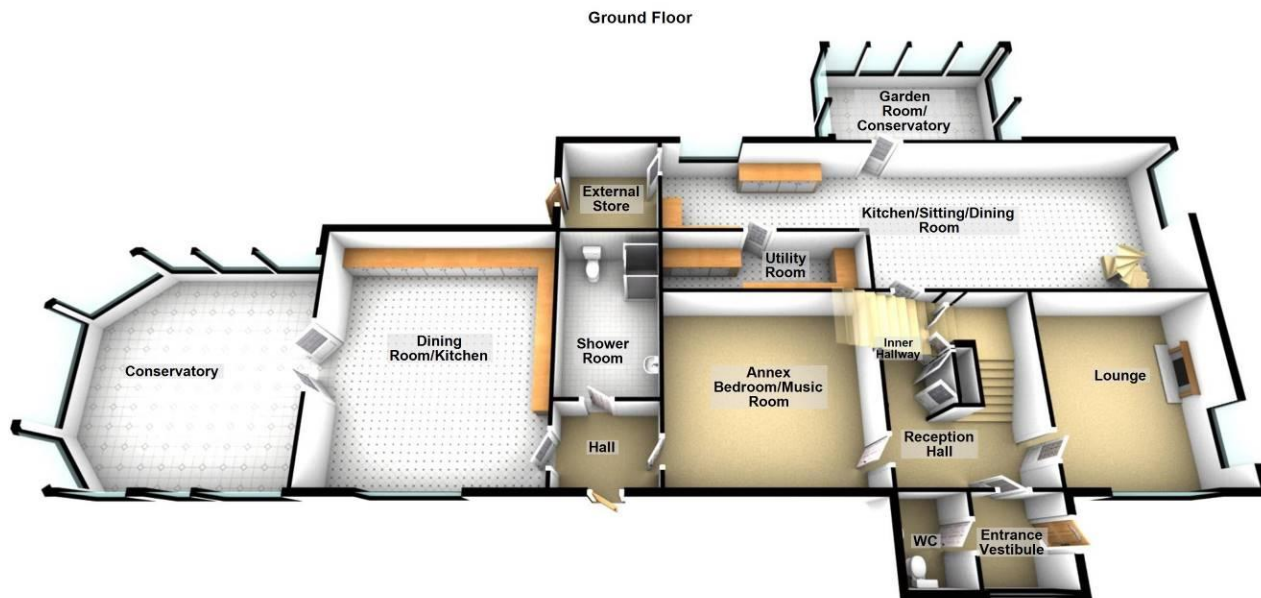


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# Floorplans

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# Property Room sizes

## ENTRANCE VESTIBULE

5' 10" x 4' 10" (1.78m x 1.47m)

## WC

5' 6" x 3' 3" (1.68m x 0.99m)

## RECEPTION HALL

8' 10" x 7' 10" (2.69m x 2.39m)

## INNER HALL

6' 8" x 2' 11" (2.03m x 0.89m)

## LOUNGE

16' 2" x 14' 2" (4.93m x 4.32m)

## KITCHEN/DINING/SITTING ROOM

33' 10" x 15' 7" (10.31m x 4.75m)

## UTILITY ROOM

13' 1" x 6' 11" (3.99m x 2.11m)

## CONSERVATORY/GARDEN ROOM

12' 7" x 8' 6" (3.84m x 2.59m)

## 2ND RECEPTION

16' 0" x 13' 2" (4.88m x 4.01m)

## LAUNDRY/WORKROOM

16' 1" x 10' 1" (4.9m x 3.07m)

## SHOWER ROOM

10' 5" x 5' 7" (3.18m x 1.7m)

## CONSERVATORY

16' 3" x 11' 11" (4.95m x 3.63m)

## HALL

5' 9" x 5' 7" (1.75m x 1.7m)

## SHOWER ROOM

10' 2" x 5' 9" (3.1m x 1.75m)

## LANDING

11' 5" x 14' 3" x 15' 10" x 6' 4" (3.48m x 4.34m x 4.57m x 2.08m)

## MASTER BEDROOM

16' 1" x 14' 0" (4.9m x 4.27m)

## BATHROOM

10' 0" x 7' 1" (3.05m x 2.16m)

## BEDROOM 2

15' 9" x 10' 10" (4.8m x 3.3m)



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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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