Meigle, Perth and Kinross

The scenic and thriving village of Meigle offers a rural lifestyle but excellent links to Dundee, Perth, Stirling and Aberdeen. There is a local primary school, Spar convenience store, two popular cafes, a long established cricket club and three golf courses within easy driving distance. Other local shopping and amenities are also nearby at Alyth, Blairgowrie and Forfar. Secondary schooling can be found at Blairgowrie High School, Webster’s High School Kirriemuir and The High School of Dundee.

Once a centre for the Picts, Meigle has a rich history and the fantastic Meigle Sculpted Stone Museum houses one of the most important collections of early medieval sculpture in Western Europe.

The A-listed Belmont Castle estate adds to Meigle’s history with its original tower and stunning mansion. The estate is also home to Macbeth’s Stone - a large standing stone with petroglyph cup-markings which according to legend is where Macbeth made his final stand. Access to Belmont Estate and it’s idyllic woodland walks is only a few hundred yards from Kirkhill.
Situated in the picturesque village of Meigle with breathtaking countryside views this generously proportioned villa and garage covers 331.3 sq. metres It offers four reception rooms and four double bedrooms (with potential for more) as well as an extensive and beautifully maintained garden and comprehensive parking and storage.

Instantly appealing with grandeur and a wraparound garden, this gated home invites you inside into a welcoming vestibule that leads into a broad hall with a convenient cloak-cupboard and walk-in storage. Immediately to the right is a very generous living room that is flooded with natural light from dual-aspect windows.

Neutral décor adds to the bright and airy ambience with flexible floor space for a rage of comfortable lounge furniture. A brick fireplace adds an attractive focal point. A private study/home office sits adjacent, connected to a large triple aspect garden room with wonderful views to Kinpurnie Hill and surroundings.

The dining room for formal dining is spacious enough for an 8+ table with room for additional furniture and there is an original 60s fireplace. There is also a family room with excellent storage and an oil fired Rayburn cooker for warmth and convenience. This room has the original and still functioning servant bell system.

Meanwhile the nearby kitchen boasts a sizeable floor plan with room for a breakfasting table and appliances. Again there is very ample storage space and a separate walk in workshop/pantry. Garden access is through another storage area which houses the LPG central heating boiler. Completing the ground floor accommodation is a very useful three piece mains shower room.

A sweeping, curved staircase with traditional cast iron balustrade is an outstanding feature of the property. It leads to a well lit landing illuminated by two skylights and has a large walk in linen cupboard/storage area. Four airy double bedrooms extend from here, all featuring breathtaking elevated views. The very generous master bedroom enjoys a dual aspect. A bright two piece bathroom comes with an overhead shower and and adjacent WC. Two floored attic spaces with small velux windows complete this impressive home. Originally maids’ bedrooms these offer tremendous potential for conversion to further bedroom/office/studio space. Alternatively they could be transformed into en-suite facilities for the master bedroom.

Outside an expansive landscaped garden surrounds the property with manicured lawns, mature trees and well established hedgerows providing outstanding privacy. Sympathetic planting of roses, shrubs and perennials bring all year round colour to the garden. There is a useful large greenhouse for those with green fingers. A private and sheltered patio area for al fresco dining is at the rear of the property.

Comprehensive parking is offered via a double garage with electric door function. An adjoining shed offers further outdoor storage.

EPC Rating - F.

Extras: All fitted floor and window coverings, light fittings to be included in the sale. An electric cooker, washing machine, dishwasher, fridge and freestanding freezer may be available by separate negotiation.
FEATURES

• Extremely spacious detached countryside villa
• 331.3 square metres including garage and store
• In picturesque rural village of Meigle
• Excellent links to Dundee, Perth and Aberdeen
• Vestibule and hall with excellent storage
• Very generous, dual-aspect living room
• Private study/home office
• Triple-aspect garden room with inspiring views
• Spacious, southerly-facing dining room
• Convivial family room with excellent storage
• Sizeable breakfasting kitchen, plus storage
• Separate pantry room and a large store room
• Downstairs shower room with a 3pc suite
• Well-lit landing with a walk-in store room
• Four airy double bedrooms with breath-taking views
• Bright two-piece bathroom & separate WC
• Two fully-floored attic spaces with potential
• Expansive landscaped, surrounding garden
• Comprehensive parking with double garage & drive
• Large external store room
• LPG central heating & double glazing throughout

"...A sweeping curved staircase with traditional cast iron balustrade is an outstanding feature of the property..."
While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.