

MILLER GERRARD

Solicitors and Estate Agents



3 GLEBEWAY

MEIGLE

BLAIRGOWRIE

PH12 8SA

OFFERS OVER

£130,000

EPC RATING 'F'

COUNCIL TAX BAND 'A'



3 GLEBEWAY, MEIGLE, BLAIRGOWRIE, PH12 8SA

- * Semi detached villa
- * Two double bedrooms
- * Driveway
- * Enclosed rear garden
- * Popular village location
- * Electric Heating
- * Double glazing

Miller Gerrard is delighted to bring to the market 3 Glebeway which is located in the picturesque rural village of Meigle. This semi detached property offers a blend of space, comfort and peace. The rooms are generous in size providing ample space for all the family to relax and unwind. There is a fully enclosed rear garden where you can enjoy time with family and friends on a lovely summers day. There is also no need to worry about parking as there is a good size driveway.

Located in a peaceful area, Glebeway offers a quiet setting away from the hustle and bustle but is ideally located for those who wish to commute with Perth and Dundee both being approx. 30 minutes away by car. Blairgowrie, which has access to all amenities, is only 9 miles away.

Glebeway would be an ideal first time buyers or family property and it will allow you to make it your own over time.







The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.

MILLER GERRARD

SOLICITORS & ESTATE AGENTS

THE STUDIO

13 HIGH STREET

BLAIRGOWRIE

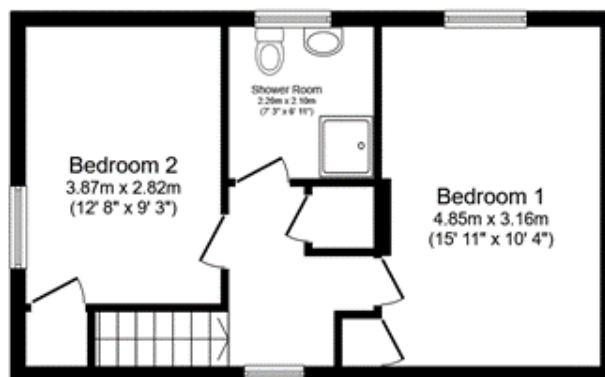
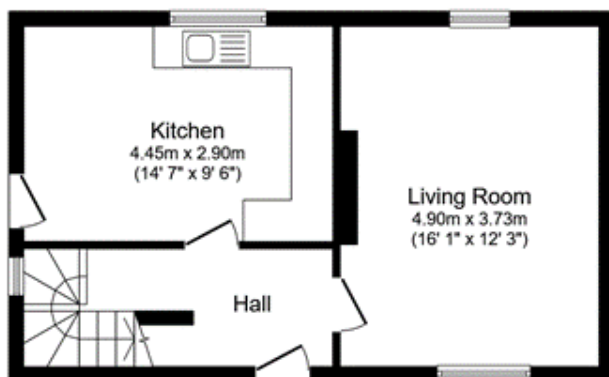
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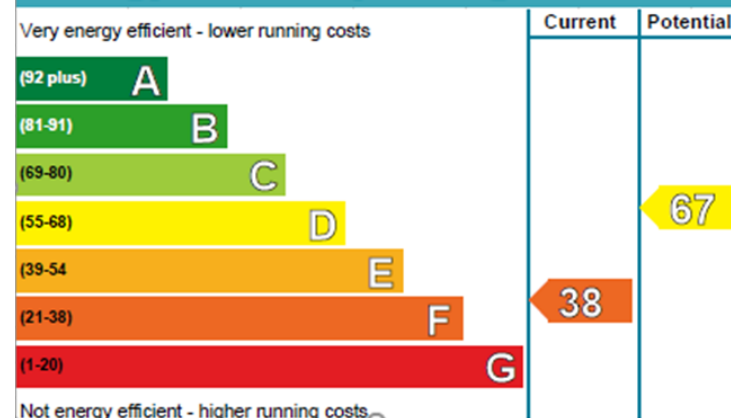




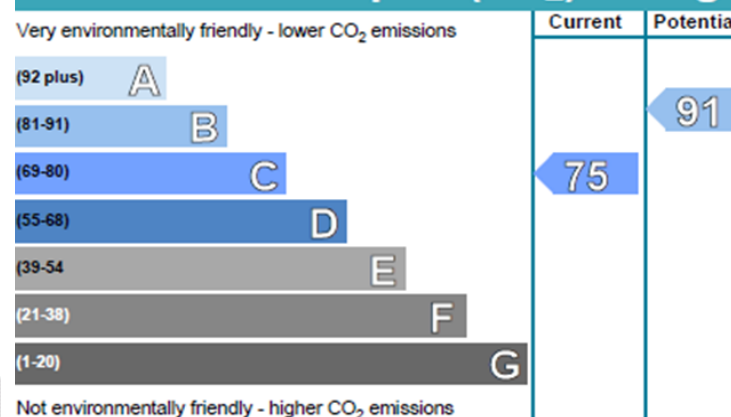
Total floor area: 81.1 sq.m. (873 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



ROOM DIMENSIONS

	(in meters)		(in meters)
LIVING ROOM	4.90 X 3.73	KITCHEN	4.45 X 2.90
BEDROOM 1	4.85 X 3.16	BEDROOM 2	3.87 X 2.82
BATHROOM	2.20 X 2.10		

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