



2 HARRYHILL STEADINGS

MEIGLE, BLAIRGOWRIE



2 HARRYHILL STEADINGS, MEIGLE, BLAIRGOWRIE

Spacious family home within a delightful steading development in a superb location.

Meigle 2 miles ■ Blairgowrie 10 miles ■ Dundee 15 miles
Perth 20 miles

Offers Over £420,000

- 3 reception rooms. 4 bedrooms
- Spacious reception rooms with ample natural light
- Flexible layout with generous bedrooms and a super master suite
- Excellent garage and workshop space
- Lovely private garden with a pretty summer house
- Highly convenient for Blairgowrie, Perth and Dundee.

Galbraith

Perth
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SITUATION

2 Harryhill Steadings lies just 2 miles from the pretty village of Meigle in the county of Perthshire. Meigle provides a good range of local amenities including a village shop, post office, primary school and a church. The popular town of Blairgowrie is just 10 miles to the west and provides an excellent range of amenities including supermarkets, primary and secondary schooling, a medical centre and a lovely range of cafes, restaurants and hotels. There are excellent golf courses at Blairgowrie, Strathmore and Alyth, all reachable within 15 minutes.

2 Harryhill Steadings is ideally placed for access to multiple cities. The centre of Dundee, the city of culture, is only 25-minute drive to the south east while the fair city of Perth lies just a 35-minute drive to the south west. Both provide an excellent range of amenities and services with universities, hospitals, supermarkets and schools. Aberdeen can be reached in just over an hour and Edinburgh in approximately 90 minutes by car.

The surrounding area of Perthshire offers a wealth of recreational opportunities and is well suited to the outdoor enthusiast for walking, cycling and horse riding. The surrounding area is home to a wide array of wildlife and there is easy access to particularly outstanding and varied countryside with hills, woodland, river and rolling farmland. There are a number of golf courses nearby, as well as championship courses at St Andrews and Carnoustie. Shooting and fishing can be taken in the nearby area and the pretty Angus Glens and beautiful sandy beaches of Lunan Bay and St Cyrus and the red sandstone cliffs at Arbroath are all within reach and there are a number of interesting National Trust properties in the area including the House of Dunn at Montrose, Barry Mill near Carnoustie and the J. M. Barrie house, once home to the famous author in Kirriemuir.



DESCRIPTION

2 Harryhill Steadings is a lovely link-detached home which forms part of an attractive steading development. The house has superb reception spaces on the ground floor ideal for hosting guests and for family life. The house has a good sized vestibule and a generous entrance hall which leads to the spacious drawing room, a lovely dining room and then onto the kitchen. The kitchen benefits from an excellent range of wall and base units and integrated appliances with ample room for a breakfast table. Off the kitchen is the lovely sitting room which has lovely double aspect windows and doors out onto the patio.

On the mid landing there is a large double bedroom with fitted wardrobe and ensuite shower room. On the first floor is a superb large master suite fully fitted with light oak wardrobes and chest units with a further fully fitted dressing room and ensuite shower room. There are then two further double bedrooms and a family bathroom with shower enclosure, which provide ideal accommodation for a family as well as a useful mezzanine space which provides an ideal spot for working from home.

ACCOMMODATION

Ground Floor: Vestibule, Entrance Hall, Drawing Room, Dining Room, Kitchen, Sitting Room, Utility, WC/Cloakroom.

Mid Landing: Double Bedroom with Ensuite

First Floor: Master Bedroom with Dressing Room and Ensuite, 2 Double Bedrooms, Family Bathroom, Mezzanine.



GARDEN

2 Harryhill Steading sits within a plot that extends to approximately half an acre. Accessed via a shared tarmacked access road, the property’s tarmac drive leads off along the edge of the house to a generous parking area with room for multiple cars. There is a spacious double garage with electric roller doors adjacent to which is the superb workshop.

The garden is laid to lawn with mature borders and provides a delightful space with ample colour and superb views over the surrounding countryside. There is a lovely patio which can be accessed directly from the sitting room and utility room and has an in-built barbeque. The summerhouse with extended covered veranda is a lovely space in which to enjoy the peaceful setting and the full-size (European Standard) shuffleboard court provides superb entertainment.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Shared Private	Freehold	Oil	Band G	C	FTTC	YES

DIRECTIONS

From Meigle continue on the A94 east, after approximately 1.5 miles the driveway to Harryhill Steadings will be on the left.

POST CODE

PH12 8QQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///mixes.villager.settled

SOLICITORS

Hodge Solicitors, Coupar Angus, Union Bank Buildings, Calton Street, Coupar Angus, Blairgowrie, PH13 9AJ

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T:01738 475000

FIXTURES AND FITTINGS

All floor coverings are included. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

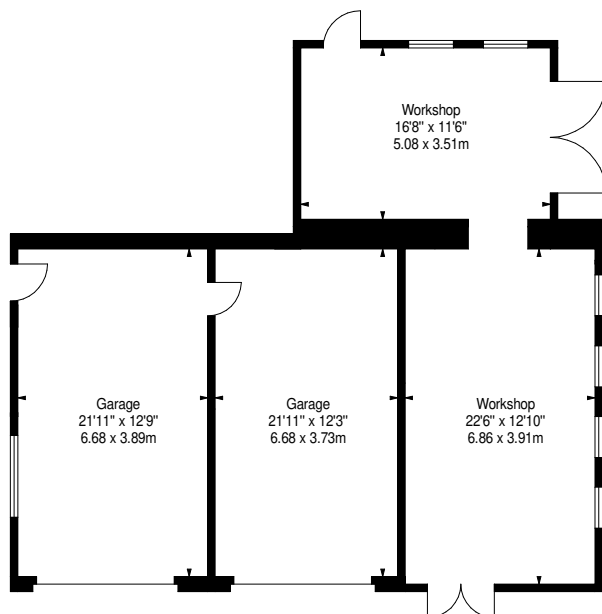
Failure to provide required identification may result in an offer not being considered.



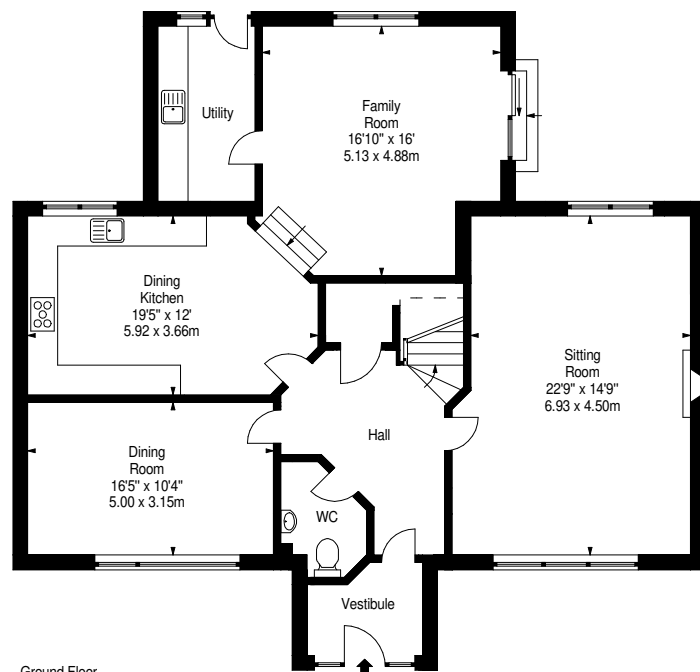
Harryhill Steadings,
Meigle,
Blairgowrie,
Perth and Kinross, PH12 8QQ



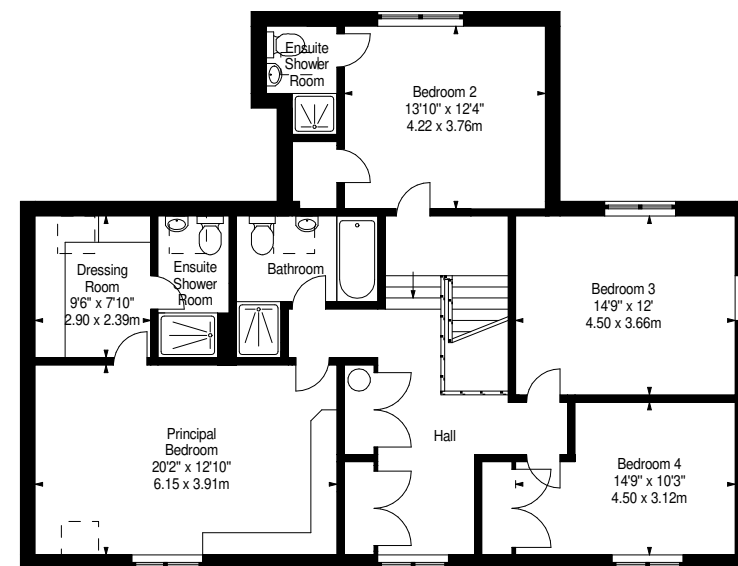
Approx. Gross Internal Area
2661 Sq Ft - 247.21 Sq M
Garages & Workshops
Approx. Gross Internal Area
1085 Sq Ft - 100.80 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



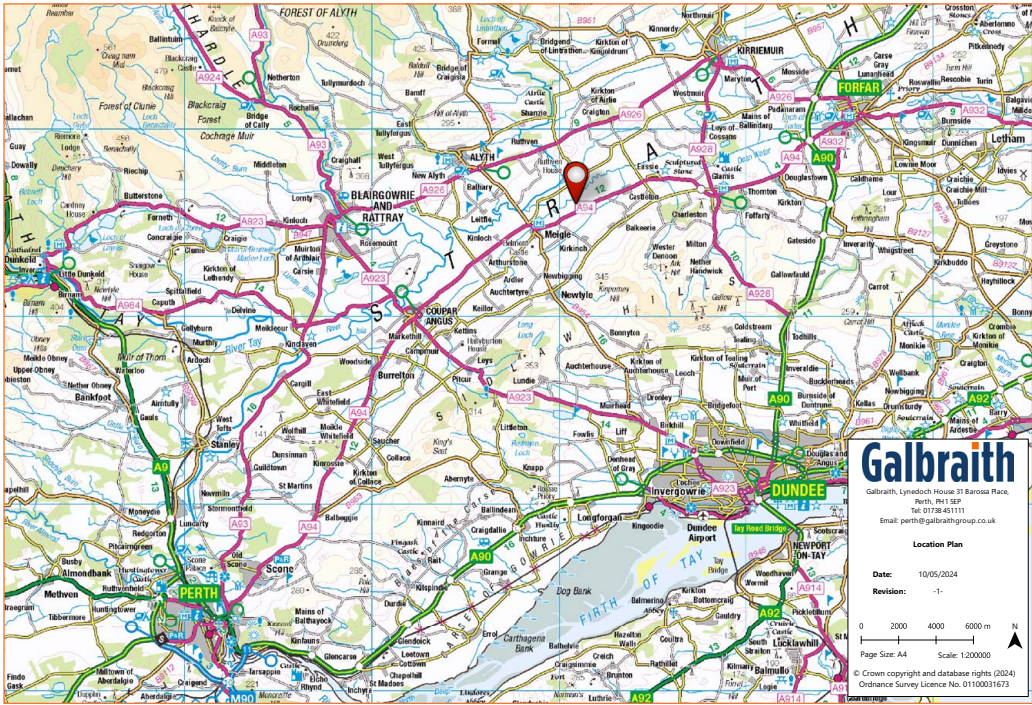
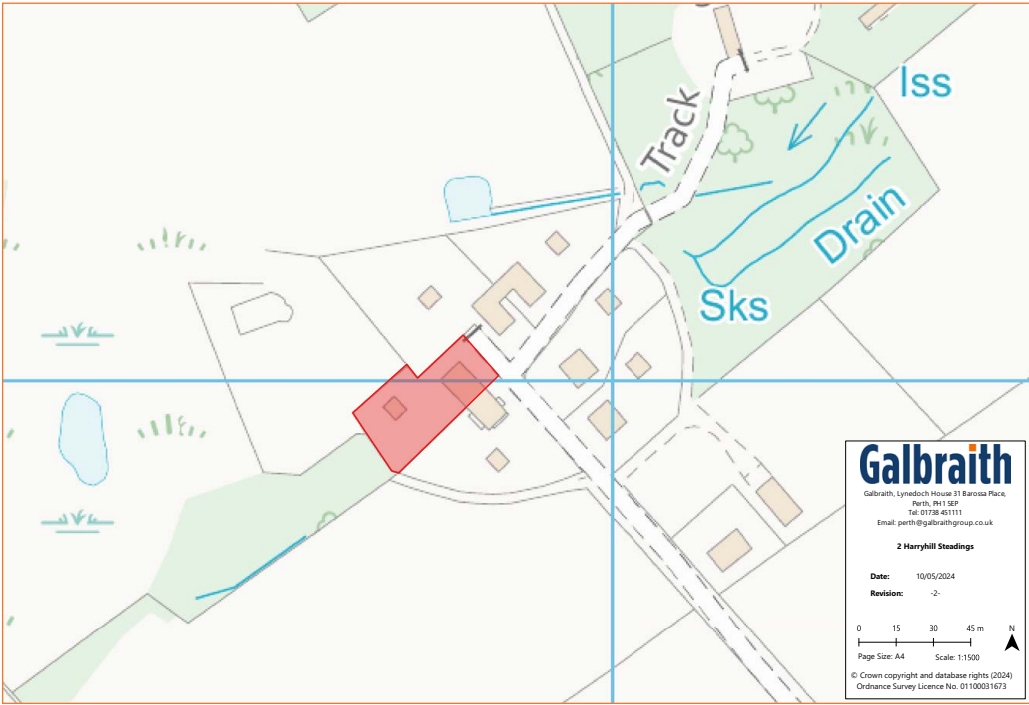
Ground Floor



First Floor

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.







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