

Galbraith



4 MERCER GREEN

MEIKLEOUR, PERTH, PERTSHIRE,





4 MERCER GREEN MEIKLEOUR, PERTH, PERTHSHIRE

A lovely family home set in a desirable rural village

Blairgowrie 4 miles ■ Perth 12 miles
Dundee 20 miles ■ Edinburgh City Centre 58 miles

About 0.14 acres

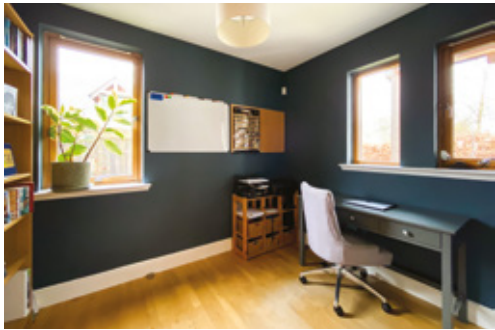
Offers Over £400,000

- 2 reception rooms, 4 bedrooms
- Beautiful open plan family living space with feature fireplace
- Generous room sizes with flexible reception spaces
- Study
- Lovely garden with pretty summerhouse
- Highly desirable village location
- Extremely commutable location for Perth, Dundee & Edinburgh

Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com





SITUATION

4 Mercer Green sits in the centre of the highly sought after village of Meikleour in rural Perthshire. The village is surrounded by beautiful countryside and is conveniently located for both the town of Blairgowrie and the 'Fair City' of Perth. Within the village of Meikleour is the popular Meikleour Arms hotel and restaurant, while very close by is the famous River Tay.

Mercer Green is just across the road from the entrance to Meikleour Estate, where you can walk through woodland to the banks of the Tay, enjoy the wildflowers, see the resident deer, red squirrels, nesting osprey and even otters or beavers if you're lucky.

The nearby popular town of Blairgowrie provides excellent day to day facilities with primary and secondary schools, banks, hotels, restaurants, library, health care facilities, leisure centre with a swimming pool, cottage hospital, supermarkets and a wide range of local independent and specialist retailers. Blairgowrie Golf Club has two championship golf courses as well as a nine hole alternative, the 'Wee Course' and other course can be found nearby at Alyth, Piperdam, Carnoustie, St Andrews and Gleneagles.

Perthshire offers a great range of outdoor pursuits such as hiking, water sports, cycling and mountain biking. There is an outstanding woodland nursery close by and excellent local primary schools to choose from. There are also a number of private schools within the area including Strathallan, Glenalmond, Kilgraston, Craigclowan and the High School of Dundee. The cities of Perth and Dundee are within easy reach both of which offer an extensive range of national retailers, cinemas, theatres, swimming pools and railway stations. Dundee has an airport with regular services to London.

DESCRIPTION

4 Mercer Green is a spacious and energy-efficient family home with a great central setting within Meikleour. The house has fantastic flexible reception spaces ideal for family life. The centre of the house has an open plan living/dining room and kitchen, an impressive space with a feature wood burning stove, bespoke floor to ceiling shelving and cupboards, and benefits from lots of natural light. The adjacent snug provides further family

living space and benefits from access to the garden. The ground floor, which has underfloor heating throughout, also has a useful utility space with plumbing for a washing machine and access to the single garage as well as a WC and is completed by a quiet study, which together with super fast broadband makes it ideal for working from home.

An oak staircase leads from the open plan living area upstairs to the first floor where there is a generous master bedroom with en-suite shower room and integrated wardrobes. There are two further double bedrooms with more integrated storage, a single bedroom and a generous family bathroom to complete the first floor.

The accommodation comprises:-

Ground Floor: Vestibule, Sitting Room with Dining Area and Open Plan Kitchen, Snug, Study, Utility, WC.

First Floor: Master Bedroom with En-Suite, Two Double Bedrooms, Single Bedroom, Family Bathroom, Linen Cupboard.

GARDEN

4 Mercer Green benefits from a lovely enclosed garden to the rear of the house, predominantly laid to lawn with mature shrubbery and trees. There is also a patio ideal for outdoor eating and a vegetable patch. The garden also has a summerhouse, garden shed and log store and is enclosed with wooden fencing. The front garden is also laid to lawn with a paved walkway to the front door and is enclosed with a beech hedge. Ample parking is available to the side of the house with space for two large cars in front of the single garage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Mains
Electricity	Mains/Solar
Drainage	Mains
Heating	Oil
Council Tax	Band G
EPC	Band B

4 Mercer Green benefits from 14 solar panels on the roof which contributes approximately £1800 annually through a Feed In Tarrif (FIT), this is due to expire in 2035.



DIRECTIONS

From Perth take A93 north crossing the Isla Bridge over the River Isla, continue for about one mile, turning left onto the road signposted for Meikleour A984, continue into the village of Meikleour and Mercer Green is located on the right-hand side. 4 Mercer Green is the second house on the right.

POST CODE

PH2 6ER

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///fixtures.improve.incurring

SOLICITORS

MacNabs, 21 Allan St, Blairgowrie PH10 6AB

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull St, Perth PH1 5GD

FIXTURES AND FITTINGS

No 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

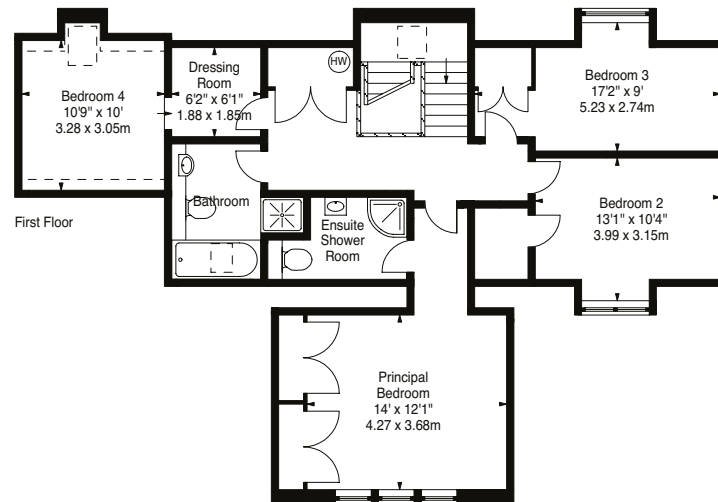
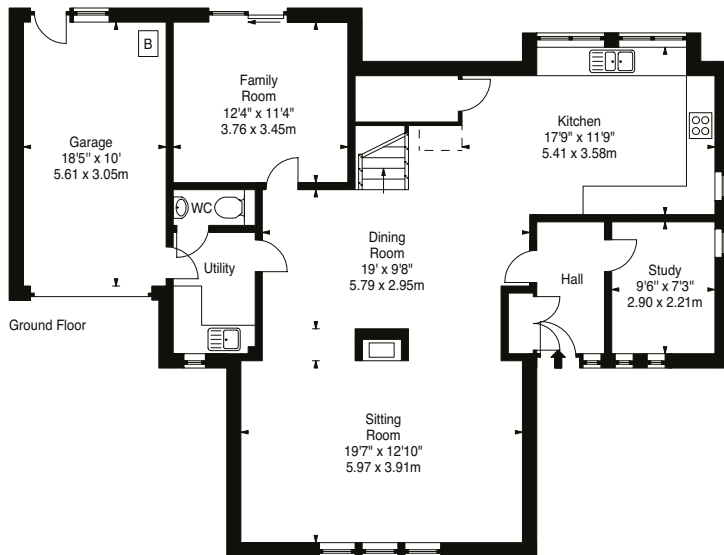
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

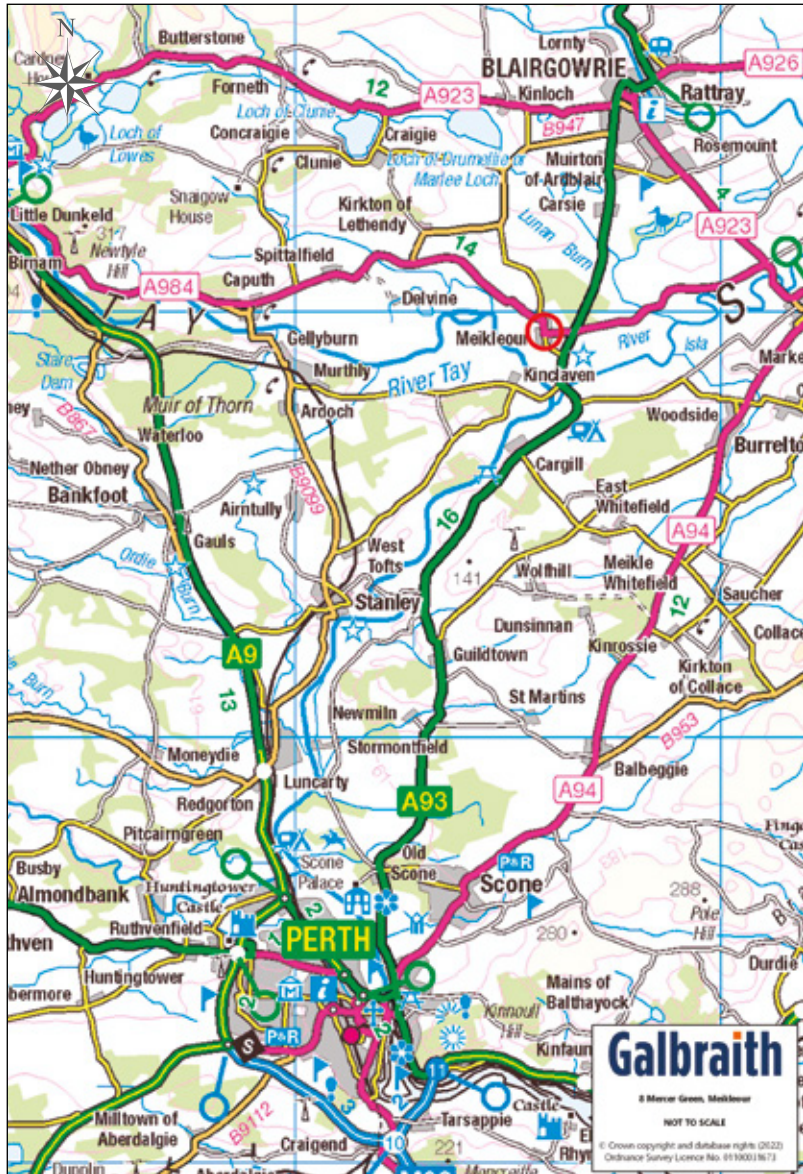
Failure to provide this information may result in an offer not being considered.

**Mercer Green,
Meikleour,
Perth and Kinross, PH2 6ER**



Approx. Gross Internal Area
2245 Sq Ft - 208.56 Sq M
(Including Garage)
For identification only. Not to scale.
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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, together with proof of funding and Identification. 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. Photographs taken in February 2023.

