





THE LOCATION

MEIGLE, BLAIRGOWRIE, PERTHSHIRE, PH12 8TD

Meigle is claimed to be the oldest village in Scotland and is steeped in history. The property is adjacent to The Belmont Castle Estate and nearby is Glamis Castle.

The village features an excellent primary school only a few minutes walk away. The Meigle Pictish Stone Museum is the largest in Europe. A new kids play area can be found next to the cricket ground. Meigle also offers a rural lifestyle whilst still being close to the cities of Dundee and Perth which feature all normal city facilities.

Dundee airport (20 minutes away) gives flights direct to London and Amsterdam. Edinburgh International Airport is approx.

60 minutes away. There are many recreational pursuits in the area such as hillwalking, cycling, horse riding, water sports, fishing, golf and skiing (in the winter). A number of championship golf courses are nearby, for example, Rosemount (Blairgowrie), Carnoustie and St. Andrews.



BALMACRON LODGE

MEIGLE, BLAIRGOWRIE, PERTHSHIRE, PH12 8TD

McEwan Fraser Legal is delighted to present this amazing opportunity to purchase a five-bedroom detached family home situated in this exclusive location on the edge of Meigle village. Built to a high standard, this property is a modern functional home that stays true to its heritage with the addition of more contemporary touches so the house works for a modern family. Set in a stunning plot of landscaped garden grounds the house is well-bounded by mature hedging to the rear and stonewalls to the front of the house with a sweeping gravel drive to the garage and front door.

The house is warm and welcoming with a homely, country feel. The light that pours through the windows invites you to explore this home's warmth and elegance, the result is an uplifting space where the family can grow and friends can gather. Having a space to entertain friends and family is a massive advantage and this home has plenty of bedrooms for guests. The benefit of having bedrooms and a shower room on the ground floor, as well as on the first floor, affords flexible living space. The lounge has room for a formal dining table should it be required, there is a dining kitchen for family meals and a family room just off the kitchen with patio doors to the garden where you can dine al-fresco. A utility room is the ideal spot to leave the boots or the dog lead.

If you are seeking an oasis of tranquillity and beauty, a space to breathe and bring children up in the fresh air, then look no further. There is even a large double garage that is ideal for conversion to a home office if required, not to mention the log store or the store for the mower. There is more than enough room to park the camper van, the caravan or the boat... did I mention the pizza oven in the back garden?



“
WARM AND
WELCOMING
WITH A
HOMELY,
COUNTRY
FEEL

”

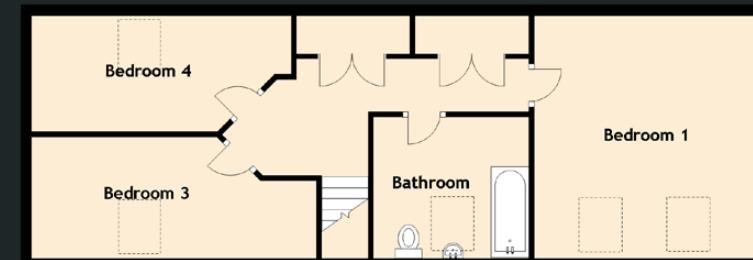






SPECIFICATIONS

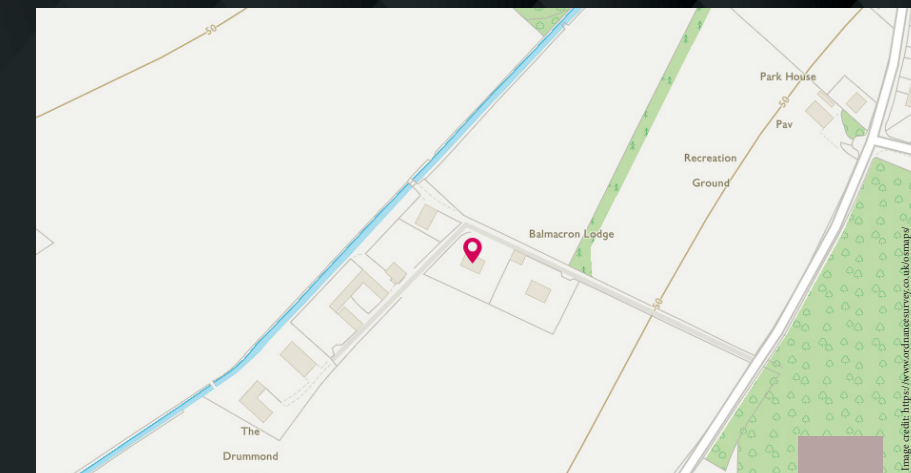
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	7.19m (23'7") x 4.70m (15'5")
Kitchen	4.88m (16') x 3.25m (10'8")
Utility	2.48m (8'2") x 1.73m (5'8")
Family Room	4.88m (16') x 3.24m (10'8")
Bedroom 2	3.51m (11'6") x 3.01m (9'11")
Bedroom 5	3.18m (10'5") x 2.97m (9'9")
Shower Room	2.48m (8'2") x 1.95m (6'5")
First Floor	
Bedroom 1	4.49m (14'9") x 4.17m (13'8")
Bedroom 3	5.23m (17'2") x 2.24m (7'4")
Bedroom 4	4.81m (15'9") x 2.15m (7')
Bathroom	2.88m (9'5") x 2.61m (8'7")

Gross internal floor area (m²): 176m² | EPC Rating: D





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer