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Hillcrest  
Dundee Road  
Meigle  
PH12 8SF

Offers over  
£235,000





The property comprises: entrance vestibule, hallway, lounge, breakfasting kitchen, coal cellar, rear porch, three bedrooms (one of which is currently used as a dining room), bathroom and benefits from oil central heating and double glazing.

Externally to the front of the property there is an area of lawn with planted borders. To the side there are another two sections of lawn and again to the rear we have more lawn and planted borders. The rear garden has lovely open views to Kinpurney Hill.

This well-proportioned three-bedroom semi-detached property is located on the edge of Meigle with good size accommodation on one level with a generous garden, a wooden garage and a driveway for at least two cars.

The property is well placed for accessing public transport to Dundee. There is a local primary school within walking distance with secondary education being available in Blairgowrie or Dundee.



**Lounge** 4.68m x 3.67m (15'4" x 12'0")



**Kitchen** 4.12m x 2.71m (13'6" x 8'11")

**Bedroom One** 4.62m x 3.68m (15'2" x 12'1")

**Bedroom Two** 3.59m x 3.17m (11'9" x 10'5")

**Bedroom Three** 3.02m x 2.62m (9'11" x 8'7")

**Bathroom** 2.62m x 1.80m (8'7" x 5'11")

**Rear Porch** 1.98m x 1.93m (6'6" x 6'4")

- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Oil Heating & DG
- Close To Public Transport
- Beautiful Open Views
- Walking Distance To School
- Council Tax Band D
- EPC D









**Directions:** On entering Meigle from Coupar Angus on the A94, turn right at The Square, on to the B954 Dundee Road. Continue along this road heading towards Dundee. The property is the first of two semi-detached bungalows as you leave Meigle.

**Viewing Arrangements:**  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



#### IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

#### CONTACT DETAILS

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