MILLER GERRARD
Solicitors and Estate Agents



PINEGROVE

ALYTH ROAD

MEIGLE

PH12 8RP

OFFERS OVER

£370,000



EPC RATING 'C'

COUNCIL TAX BAND 'E'

Pinegrove, Alyth Road, Meigle, Blairgowrie
Offers Over £370,000

Welcome to Pinegrove, a remarkably spacious and beautifully presented five-bedroom detached bungalow nestled in the highly sought-after Perthshire village of Meigle. Combining flexible modern living with a peaceful semi-rural setting, this exceptional family home is presented in move-in condition.

The Interior

Open-Plan Living: The heart of the home is a magnificent, light-filled open-plan kitchen, dining, and lounge area. Complete with a cozy wood-burning stove and large patio doors, it offers the perfect space for both relaxed family life and entertaining.
Bedrooms & Bathrooms: The generous layout boasts five versatile bedrooms. The impressive master suite features its own dedicated en-suite shower room, while the remaining bedrooms are serviced by a contemporary family bathroom.
Practicality: A separate utility room provides excellent additional storage and laundry space, keeping the main living areas clutter-free.
Modern Comforts: The property benefits from gas central heating and double-glazed windows, both newly installed in **2023** to ensure excellent energy efficiency.

The Exterior

Gardens: Set within expansive, private wrap-around gardens, the outdoor space features manicured lawns and a spacious patio area—ideal for alfresco dining.
Parking & Workshops: A large private driveway provides ample off-street parking for multiple vehicles, leading to a detached single garage.
Bonus Space: A substantial outbuilding/workshop equipped with full electrical power offers the perfect setup for a home business, hobby studio, or additional storage.
The Location

Situated on the desirable Alyth Road in Meigle, the property enjoys a vibrant village atmosphere with a local primary school, convenience store, and historic charm, all while remaining within easy commuting distance of Dundee, Perth, and Blairgowrie.






WILD FLOWERS



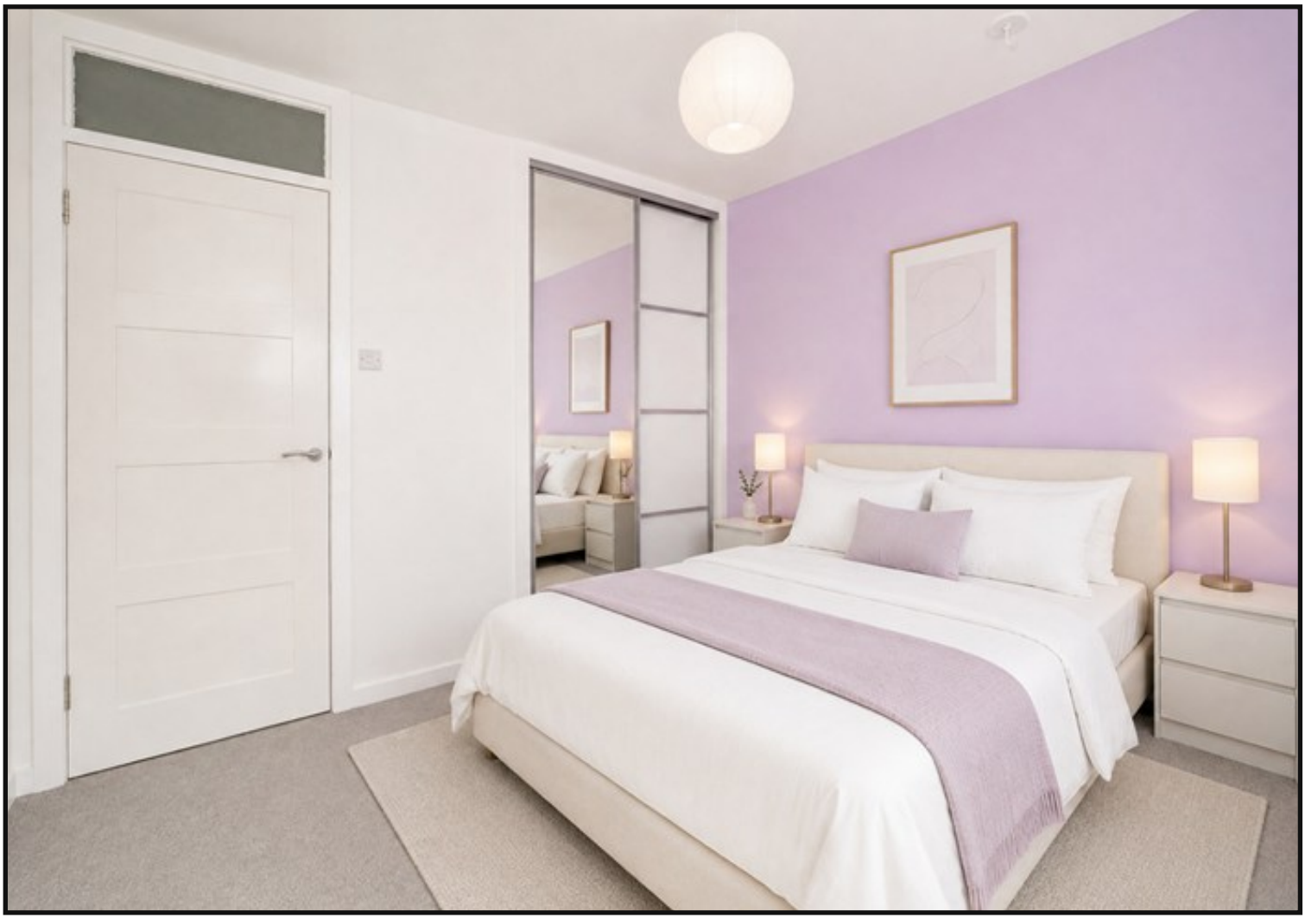

Wine














Rocker






PINE GROVE









ROOM DIMENSIONS	(in meters)		(in meters)
LOUNGE	5.97 X 3.76	KITCHEN / DINING	6.01 X 3.62
BEDROOM 1	3.96 X 3.22	BEDROOM 2	3.96 X 2.76
BEDROOM 3	4.08 X 3.01	BEDROOM 4	3.02 X 2.95
BEDROOM 5	3.00 X 2.33	BATHROOM	3.02 X 1.96

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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