



**2 FORESTERS COTTAGE, CARDEAN GARDENS,
MEIGLE, PH12 8RB
OFFERS OVER £225,000**



LCD

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This three-bedroom charming semi-detached house is located north of the village of Meigle. The village of Meigle lies within the Strathmore valley on the A94 road between Perth and Forfar. Meigle offers village life and has many amenities including a shop, the Kinloch Arms, Coffee shops and Meigle Primary School.

The property itself is be found down a quiet country lane and benefits from its own private driveway. The property comes with ample outside space and has the potential to be a picturesque country garden. The building itself was built in approximately 1860 and is of solid stone construction oozing with character.

The property has both front and rear entrances each leading to a small hallway. The rear hall provides access to the family bathroom, kitchen and unitality room. The sizeable utility houses the boiler and has ample space for storing items and appliances. The family bathroom is fitted with a sink, w.c., bath and separate shower cubicle. The kitchen has been fitted with both wall and base units and leads to the lounge area. A spacious ground floor bedroom can be found to the front of the property with a window overlooking the garden. A small study is attached to the ground floor bedroom with its own window and could be utilised as a spacious walk in wardrobe.

The first floor of the accommodation consists of two double bedrooms and a Jack and Jill shower room. The bedroom to the right of the staircase is the larger of the two and has a built in wardrobe with sliding mirrored doors. The shower room connects the two bedrooms and has been fitted with a shower cubicle, w.c. and sink. A light box attached to the ceiling gives the illusion of a Velux providing the space with light.

The property is in need of some modernisation, however, it has ample potential to become a stunning countryside family home. Early viewing is encouraged to fully appreciate the property and its potential.



Illustration For Identification Purposes Only. Not To Scale (ID:1088125 / Ref:88207)

