



RE/MAX
Real Estate Centre



4 PARKSIDE

Meigle, Blairgowrie PH12 8RZ

Offers Over £135,000

- Mid Terraced Three Bedroom Home
- Generous Front and Rear Garden Areas
- Spacious Well Fitted Kitchen
- Wood Burning Stove
- Popular Village of Meigle in Blairgowrie
- High Quality Fixture and Fittings Throughout
- Gas Central Heating
- Double Glazing Throughout
- Outside Covered Utility Room / Workshop
- Tastefully Decorated



PRS
Property Redress Scheme

PROPERTY DESCRIPTION

This well presented mid terraced home is built over two levels. The ground floor has an entrance hall, a guest toilet, a public room and a kitchen dining area. The guest toilet is tastefully decorated and has additional storage under the stairway. The public room is bright and spacious and is fitted with a feature wood burning fireplace and wood storage area. The kitchen is fitted with wall and base kitchen units with wooden tops and benefits from an attractive Belling Cook Centre. The kitchen is large enough to accommodate a dining area and has double doors leading out into the back garden.

The upstairs level houses the family bathroom and three double bedrooms. The double bedrooms are all generously proportioned and are fitted with built in cupboards. The master bedroom is particularly spacious. The family bathroom is fitted with wet walling, a Range overhead shower unit, a wash basin and a WC. The hatch for the loft area is located in the upper landing. Feature oak doors are fitted throughout.

This home has well maintained front and rear garden areas. The rear garden leads into a covered passage area that can be used as a utility room/workshop. An attractive sun house has also been located in the rear garden.

The local primary school is Meigle Primary and there is a bus service to the high school which is Blairgowrie High.

This property is well located with easy access to local amenities and walking trails such as Belmont Castle. This home also benefits from stunning views towards Victoria Park with its children's play area.







DIMENSIONS

(All measurements are approximate)

Living Room	4.45m x 3.7m (14'7" x 12'2")	Bedroom 1	3.94m x 3.09m (12'11" x 10'2")
Kitchen	5.68m x 2.5m (18'8" x 8'2")	Bedroom 2	3.34m x 3.21m (10'11" x 10'6")
WC	1.97m x 0.73m (6'6" x 2'5")	Bedroom 3	5.02m x 2.53m (16'6" x 8'4")
Family Bathroom	2.02m x 1.74m (6'8" x 5'9")		

FLOOR PLAN

Sale includes all heritable fixtures and fittings.

Thinking of Selling? RE/MAX Real Estate Centre Dundee would be happy to provide you with a FREE valuation of your property at your convenience.

"Nobody in the world sells more property than RE/MAX"

Whilst every effort has been made to ensure that the information contained within this Schedule of particulars is accurate, all measurements have been taken using a sonic tape measure, and therefore, may be subject to a small margin of error, and are given as an indicative, approximate size only. Prospective purchasers should make their own enquires- no warranty is given or implied. Movable items or electric goods illustrated are not included in the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable any heating system.

This schedule is not intended to and does not form a contract.
Viewing details by appointment through RE/MAX Real Estate Centre Dundee 01382 597 688

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