

# THE SMIDDY

Longleys, Meigle, Blairgowrie, PH12 8QX



**Thorntons**   
The right way to move



# CONTENTS

THE FLOORPLAN ..... 04

THE PROPERTY ..... 07

THE ENTRANCE ..... 08

RECEPTION ROOMS ..... 10

THE KITCHEN ..... 14

THE BEDROOMS ..... 16

THE BATHROOMS ..... 20

THE SHOP ..... 22

GARDENS & PARKING ..... 24

AREA ..... 28






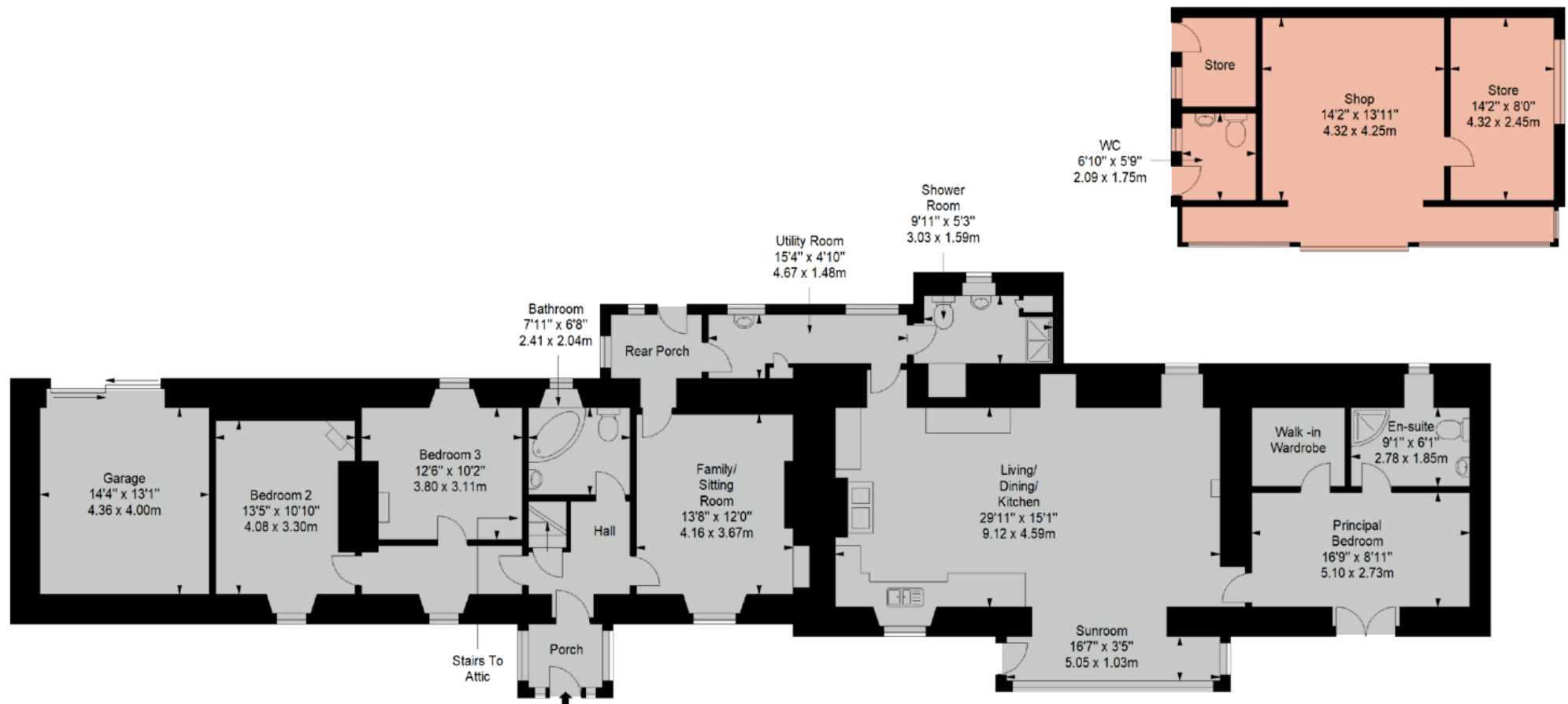
PROPERTY NAME  
The Smiddy, Longleys

LOCATION  
Meigle, Blairgowrie, PH12 8QX

APPROXIMATE TOTAL AREA:  
251.6 sq. metres (2708.3 sq. feet)

Ground Floor -  Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.



# RARELY AVAILABLE THREE-BEDROOM DETACHED COUNTRY HOUSE

*OFFERING PEACEFUL RURAL LIVING IN A BEAUTIFUL LOCATION*



The property promises a real sense of seclusion, yet it is just a two minutes' drive from the village and approximately thirty minutes from the city centres of Perth and Dundee. It ensures the best of both worlds, providing a rural idyll that is well connected and in easy reach of amenities and schools. The home itself enjoys a wealth of space inside and out too, boasting large rooms adorned with charming features that highlight its historic character. Externally, it offers extensive private parking and approximately five acres of fertile land, complete with far-reaching country views and mature gardens. A dedicated shop outbuilding adds further appeal to the home, bringing a highly versatile space with endless possibilities for creative use.

## GENERAL FEATURES

- Traditional and rarely available detached country house
- With over six acres of versatile land included
- Shop outbuilding with two stores, a WC, and wide driveway
- Scenic and peaceful countryside location by Meigle village
- Impressive country views that stretch into the distance
- EPC Rating - G

## ACCOMMODATION FEATURES

- Triple-aspect entrance porch and hall with built-in storage
- Large open-plan kitchen/dining/living/sunroom with:
  - A well-appointed farmhouse-inspired kitchen
  - A grand open fireplace for cosy evenings in
  - Multi-aspect windows for a flood of daily light
  - Alternative entrance/exit to the front garden
- Southeast-facing family/sitting room with open fireplace
- Principal suite with French doors and a walk-in wardrobe
- Two additional double bedrooms with feature fireplaces
- En-suite shower room with a walk-in shower
- Three-piece family bathroom with a corner bathtub
- Separate three-piece shower room
- Oil-fired central heating and double-glazed windows

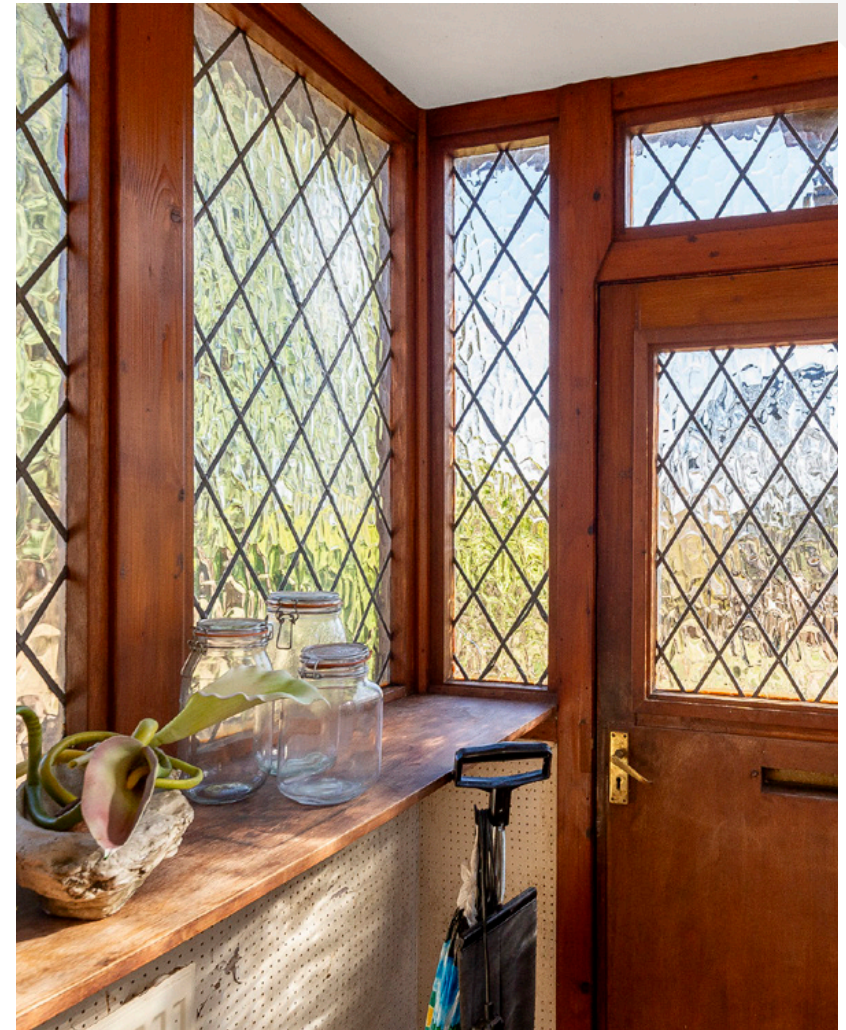
## EXTERNAL FEATURES

- Mature suntrap gardens to the front and substantial rear
- Private multi-car driveway and integrated single garage



# WELCOME TO THE SMIDDY

Along with its countryside approach, The Smiddy has a welcoming front garden that draws you in, framing the property's charming façade. Upon entering, you are greeted by a triple-aspect porch flowing through to a hall with understairs storage. It is a lovely introduction.





# RECEPTION ROOMS

The home has two distinct reception rooms which set the stage for a comfortable and sociable lifestyle. The heart of the residence is an expansive open-plan reception space that unites the living and dining areas with a neatly arranged kitchen and a bright sunroom.



It enjoys neutral décor, along with a mixture of hardwood and tiled flooring. It is also framed by a grand open fireplace and features an exposed stone wall that adds rustic charm to the farmhouse-inspired kitchen and dining area. Furthermore, multi-aspect windows flood the entire space in natural light, whilst an alternative entrance/exit to the front garden ensures effortless indoor-outdoor flow.



For more relaxed evenings in, there is also a southeast-facing family/sitting room which offers an intimate setting arranged around an open fireplace. It is the ideal room for unwinding after a long day.





# A FARMHOUSE-INSPIRED KITCHEN

## WITH ABUNDANT STORAGE

Organised around the open-plan dining area, the farmhouse-inspired kitchen is generously appointed with wood-toned cabinets to provide abundant storage, in addition to an impressive amount of worksurface space in stone effect. The inclusion of a Stanley range cooker adds to the traditional charm, while an adjoining utility room hosts space for freestanding appliances. A rear porch extends from the utility room for muddy boots before stepping out into the tranquil rear garden.





# THE BEDROOMS



The three bedrooms are all well-proportioned doubles with hardwood floors. The elegant principal suite has the largest footprint, enjoying a walk-in wardrobe and a three-piece en-suite shower room with a walk-in shower for convenience. This bedroom also has French

doors flowing out to the southeast-facing front garden to let the outside in. Meanwhile, bedrooms two and three both showcase a handsome feature fireplace adding to the home's decoration and character.









## *A FAMILY BATHROOM AND TWO SHOWER ROOMS*

In addition to the en-suite, there is a three-piece family bathroom fitted with a washbasin, a toilet and a corner bathtub, as well as a separate shower room.

For year-round comfort, the property has oil-fired central heating (from the Stanley range cooker) and double-glazed windows.





## A SHOP WITH CREATIVE POTENTIAL



Adding to the uniqueness of this property is a neighbouring outbuilding with a dedicated shop space. It has a generous footprint, incorporating two stores, a WC, and a wide driveway for visitors. It also offers exciting scope for a variety of ventures and business opportunities (subject to consent). Whether reimagined as a traditional farm store, transformed into a private office, or adapted into a quiet retreat or artist's studio, it has outstanding potential for creative use.





# THE BEST OF COUNTRY LIVING

Approximately five acres of private grounds encapsulate the best of country living. The mature front garden welcomes visitors, whilst the vast rear garden offers a sprawling manicured lawn punctuated by established plants and trees – perfect for families and summer gatherings.





# GARDENS & PARKING

The wealth of additional land provides a scenic backdrop and lots of potential for a variety of pursuits, from fruit and vegetable growing, raising livestock, or further development. The property also benefits from a multi-car rear driveway and an integrated garage.

Extras: all fitted floor and window coverings, light fittings, and a range cooker to be included in the sale.



PRIVATE MULTI-CAR  
DRIVEWAY AND INTEGRATED  
SINGLE GARAGE



# MEIGLE, PERTH AND KINROSS

Situated in the picturesque countryside of Perth and Kinross, the scenic village of Meigle offers a rural lifestyle within an established residential area that is home to a Spar convenience store, charming cafes, and a local primary school. More extensive shopping with all the necessary local amenities can be found a short drive away in nearby Dundee, where there is also a train station connecting to the wider area. Once a centre for the Picts, Meigle has a rich history and a fantastic museum (the Meigle Sculpted Stone Museum), which details Pictish society and houses one of the most important collections of early medieval sculpture in Western Europe. The A-listed Belmont Castle estate adds to Meigle's history, with its original tower (circa 1500) and stunning mansion (added in 1752). The estate is also home to Macbeth's Stone, a large standing stone with petroglyph cup-markings, which according to legend is where Macbeth made his final stand. For outdoor activities, Meigle enjoys a wealth of countryside walks, a cricket club, and three golf courses within easy driving distance. Meigle Victory Park also provides large communal greens and idyllic walks. Secondary schooling can be found at nearby Blairgowrie High School and Webster's High School.







# Thorntons

The right way to move

## ► Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeara@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

---

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.  
All sizes are approximate.