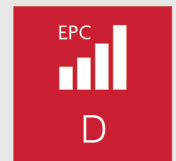
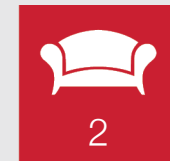




Thorntons
The right way to move

Isla Cottage Crathie Bridge

Meigle, Blairgowrie, Perthshire,
PH12 8QZ





Summary

This unique four-bedroom, two-bathroom family home enjoys an idyllic pastoral setting in the Vale of Strathmore, well-placed for outdoor pursuits and served by good commuting links (by car or public transport) to several major cities and a good selection of schools. Offering generous living accommodation, plentiful storage, and development potential, the 19th-century stone-built detached cottage is set within large secure gardens with superb private parking and space for extension, subject to planning permissions. There is also a detached home office with good mobile/internet coverage. Extras: All fitted carpets, curtains, and kitchen appliances are included. Some furniture and tools are also available, subject to separate negotiation.

Features

- Picturesque setting half a mile from Meikle
- Rustic charm and development potential
- Two-storey traditional detached cottage
- Entrance hall
- Impressive open-plan living/dining room
- West-facing kitchen
- Multi-purpose conservatory
- Three double bedrooms
- Study/bedroom 4
- Four-piece bathroom and shower room
- Good internal and external storage
- Beautiful secure gardens with two sheds and a detached office
- Private driveway and detached single garage
- Gas central heating and partial double glazing



“The secluded grounds boast beautifully maintained gardens, a home office retreat, outbuildings and plentiful private parking.”





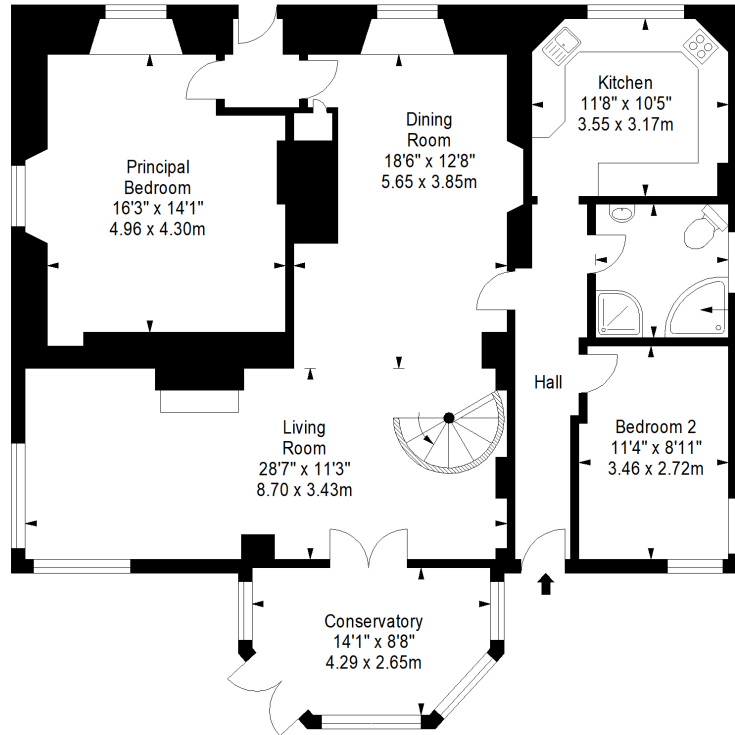


"Well-placed for outdoor pursuits and close to golf courses, medical services, village amenities, and the local primary school."

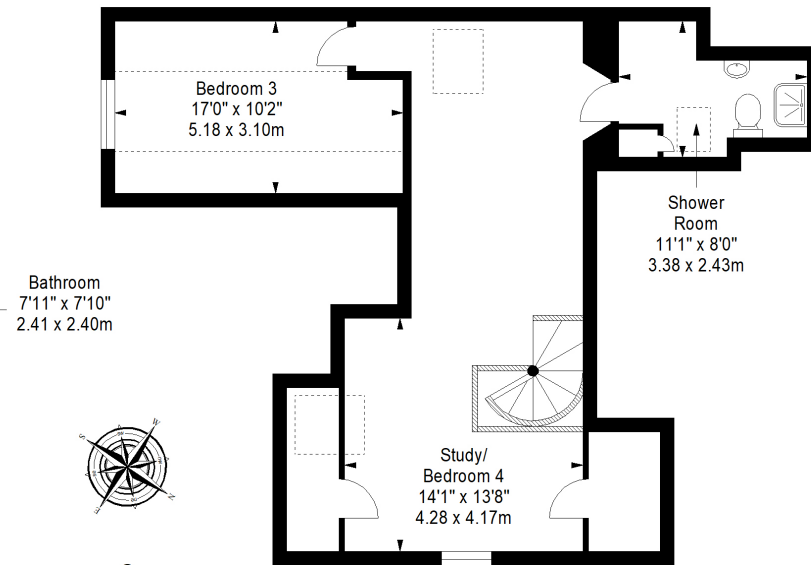


Floorplan

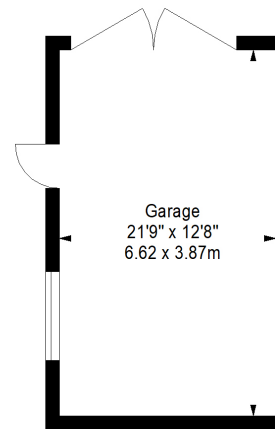
Ground Floor
Approx. 132.8 sq. metres (1429.5 sq. feet)



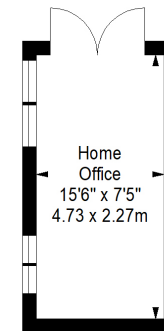
First Floor
Approx. 65.4 sq. metres (704.0 sq. feet)



Garage
Approx. 25.7 sq. metres (276.6 sq. feet)



Home Office
Approx. 10.9 sq. metres (117.3 sq. feet)



Total area: approx. 244.1 sq. metres (2627.5 sq. feet)



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