



**‘Burnbrae’  
Bentham Street  
Ardler  
By Meigle  
PH12 8SU**

**Offers Over  
£175,000**

It is important to read the Schedule  
and Home Report as these contain  
key information.

- DETACHED HOUSE
- ENTRANCE HALL
- LOUNGE; DINING/SITTING ROOM
- KITCHEN
- TWO BEDROOMS
- BATHROOM
- GCH; GARAGE; GARDENS
- QUIET RURAL LOCATION



## DESCRIPTION

We are delighted to offer to the market this idyllic Detached House set in a semi-rural location in the village of Ardler, by Meigle. The property offers spacious accommodation in tranquil surroundings with the potential to extend the property (subject to necessary planning consents being sought). The property has many original features including ceiling cornice, centre rose, picture rail and natural wood doors and facings.

The L-shaped entrance hall has an understairs storage cupboard and staircase leading to the upper floor. The lounge is a bright, well-proportioned room with bay window to the front with natural wood side panelling looking out to the delightful garden. A second window to the side provides additional natural light. This lovely room has the original ornate ceiling cornice, centre rose and Edinburgh press. A tiled fireplace housing an open fire provides a focal point to the room. The sitting room, which could also be used as a dining room if required, has a recessed window to the front looking out to the garden and a cupboard housing the central heating boiler. A door opens into the kitchen which is fitted with wall and base units with space for appliances. Windows look to the side and rear and a door opens out to the garden. The bathroom is a generous size with wc, wash hand basin and bath with thermostatic 'Mira' shower. There is a large timber mantle and shelved storage cupboard. The natural wood staircase and balustrade leads to the upper hall. With 'Velux' style roof window and two doors opening to large eaves storage areas either side of the hall. Both bedrooms are well-proportioned with dormer windows to the front with views over the garden and open countryside.

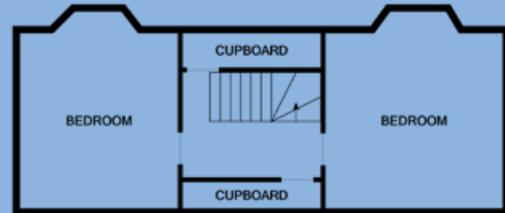
The property benefits from double glazing and gas central heating. The property will appeal to a variety of buyers, in particular the more discerning buyer seeking a rural type of lifestyle with amenities nearby. The only way to appreciate the size and potential of this lovely home is by internal viewing.

## OUTSIDE

One of the many features of this property are the generous garden grounds. Laid with lawn and borders and well stocked with mature shrubs and trees. The driveway provides off road parking and leads to the timber garage. There is an area with a greenhouse ideal for growing fruit and vegetables if required.



Ground Floor



First Floor



ACCOMMODATION

Reception Hall	
Lounge	11'10 x 18'9 (into bay window)
Sitting/Dining Room	10'3 x 15'0
Kitchen	7'4 x 14'3
Bedroom One	11'10 x 13'1
Bedroom Two	10'3 x 13'1
Bathroom	7'10 x 9'5

INCLUDED IN SALE: Fitted carpets and floor coverings. Greenhouse and timber garage.

VIEWING: Contact our Dundee Property Department on 01382 200301.

HOME REPORT VALUE/EPC RATING: £175,000/E

COUNCIL TAX: Band D





## LOCATION

Situated in the Perthshire village of Ardler only 3.5 miles from Newtyle and 2 miles from Meigle and within easy reach of Perth, Dundee and Forfar. Schooling is available at primary level in Meigle and high school level in Blairgowrie.

## DIRECTIONS

Travelling on the A94 towards Forfar turn right where signposted towards Ardler. At the junction turn right then second left into Bentham Street, where you will find the property on your right-hand side. The property is entered via the gate on the left hand side.

## NOTE

The central heating boiler is not in working order.



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First and foremost - **your interests**



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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer or contract or part thereof, and all dimensions are approximate.