



**3 MAINS OF CAMNO
MEIGLE, PERTHSHIRE**

CKD Galbraith

DUNDEE ABOUT 13 MILES
PERTH ABOUT 18 MILES
MEIGLE ABOUT 2 MILES

3 MAINS OF CAMNO MEIGLE, PERTHSHIRE

REF: N9/01/53 POSTCODE PH12 8SP

GENERAL

Mains of Camno is lovely development of 3 houses set in a peaceful rural location with outstanding views over the surrounding countryside towards the Sidlaw Hills. Located a short distance to the west of the village of Meigle, Mains of Camno is well placed for swift access to Dundee and Perth. The development comprises of 3 properties. One of which is a detached new build home with the other two being steading conversions. The steadings have been sympathetically developed to create outstanding homes of the highest quality, offering modern standards of insulation and technology, whilst retaining the best elements of their character including a magnificent roundel. The steadings are of stone construction under a pitched slate roof. The new build home is of traditional style with a natural stone and wet dash render external finish under a pitched slate roof. All of the properties benefit from spacious public rooms and generously proportioned bedrooms. Each home is individually designed and includes features such as under-floor heating, oak panel doors, tiled walls and floors to bathrooms, quality sanitary ware. High specification kitchens with corian and woodblock work surfaces and quality appliances. Each property benefits from its own garden which are top soiled and seeded. In addition each property has a rear garden, providing private outside space.

This part of Perthshire provides a wide range of outdoor activities. There are a number of excellent golf courses in Perthshire, including Murrayshall at Scone, the Rosemount championship course in Blairgowrie and Carnoustie which hosts the Open Championship within comfortable driving distance to the east. There are a great number of walks in the Sidlaw Hills to the south. Outdoor pursuits such as shooting, fishing and horse riding are available nearby. In addition the ski slopes of Glenshee can be reached within an hours drive

DESCRIPTION

3 Mains of Camno is located to the east of the site and is a 3 bedroom detached property arranged over 2 floors under a pitched slate roof with a natural stone and white wet-dash render external finish. The property benefits from generous public rooms including the sitting room with open fireplace and the garden room to the rear which has outstanding views to the south to the Sidlaw Hills. Accommodation for Unit 3 is as follows; Vestibule, Hall, Family Room, Kitchen, Dining Area, Sitting Room, Shower Room, 3 bedrooms, 1 ensuite, Bathroom. Garage with electric doors. The property extends to approximately 215 sq/m (2,318 sq/ft). Outside the property has a small garden to the front and large private garden to the rear.



COUNCIL TAX

To be assessed.

SOLICITORS

Thorntons
Whitehall House
33 Yeaman Shore
Dundee, DD1 4BJ

VIEWING

By appointment with the sole selling agents, CKD Galbraith.

CONTACT

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IMPORTANT NOTES

- 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
- 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
- 4 **Closing Date**
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
- 5 **Offers**
Formal offers in the acceptable Scottish form should be submitted, through a Scottish lawyer, to CKD Galbraith, 59 George Street, Edinburgh EH2 2JG.
- 6 **Third Party Rights and Servitudes**
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



