



Meikleour, Meikleour
Offers in the region of £330,000

 REID
ESTATES

Summerbank is a deceptively spacious house with double garage, so please do not drive by past the front as you may think that it is small, and it most definitely is not!
Summerbank is situated in the Perthshire village of Meikleour, approximately four miles from Blairgowrie and approximately twelve miles from Perth.

Meikleour is noted for its village hotel and the world famous Beech Hedge which is the highest in the world, it was planted in 1745 and is one third of a mile long.

The closest amenities are in nearby Blairgowrie including various shops, banks, health centre, and cottage hospital. There are good primary and secondary schools in Blairgowrie and private schools include: Kilgraston, Strathallan, Craigclowan and Glenalmond only a short drive away.

There is also access to numerous golf clubs such as Rosemount, Landsdowne, Dunkeld and the world famous Gleneagles golf courses which are Kings, Queens and the PGA centenary



Vestibule 2.9 x 2.31 (9'6" x 7'7")

Entered by a hardwood and glazed door with side panel. Ample room for settle etc. Carpet flooring. Centre brass ceiling light. Cornice. 15 pane glazed and hardwood door with side panels and glazed panels above entering into L shaped hallway.

Hallway 4.5 x 2.9 (14'9" x 9'6")

L shaped hallway with doors leading to Lounge, Kitchen and Bathroom, another two Bedrooms, Snug/bedroom and cupboard. Carpeted -stairway leading to upper floor. Cornice. Two centre ceiling lights. Radiator. Smoke- Alarm. Carpet flooring.

Lounge 6.0 x 5.80 (19'8" x 19'0")

Large bright room with window facing southwards, and a patio door to the East. Brick feature fireplace with inset Baxi fire with back boiler, tiled hearth and wood mantelpiece. Cornice. Two Radiators. 5 amp sockets for table lamps. Carpet flooring. Triple brass ceiling light. Ample room for free standing furniture.

Dining Room 3.0 x 3.0 (9'10" x 9'10")

Bright room with large picture window facing East. This room can be entered from the kitchen and the lounge. Central pendant light. Large under stairs cupboard for storage. Carpet flooring. Ample room for dining furniture.

Kitchen 4.6 x 3.4 (15'1" x 11'2")

Entered by hardwood and glazed door from the hallway. Modern wall and base units in a cream colour with stainless steel handles. Breakfast bar with laminate worktop. Display shelf and two corner displays. Integrated electric four ring hob with oven below and extractor canopy above. Integrated under counter fridge. Integrated stainless steel double sink with drainer and mixer tap. Pine wood slatted splash-backs and laminate worktops. North facing window overlooking the countryside. Quadruple spotlights. Radiator. Doors leading to dining room and rear vestibule.

Rear Vestibule 2.0 x 1.6 (6'7" x 5'3")

This room houses the Worcester boiler and the electric fuse box. Double door wall cupboard for storage. External door leading out to the garden, and a sliding door leading to the cloakroom.

Cloakroom 1.0 x 1.6 (3'3" x 5'3")

Two piece suite consisting of corner pedestal wash hand basin with brass taps and a close coupled WC. Wood panelling to dado height. Central pendant ceiling light. Carpet flooring.

Bedroom 3 4.0 x 3.4 (13'1" x 11'2")

Large double room with ample space for free standing furniture. This room has a north facing window. Central pendant light. Radiator. Carpet flooring.

Bedroom 4 4.3 x 3.2 (14'1" x 10'6")

Double bedroom with large fitted wardrobes consisting of hanging space and shelves, and a dressing table. South facing window overlooking the front of the property. Triple centre light. Radiator. Carpet flooring.

Snug/Bedroom 5 3.1 x 2.5 (10'2" x 8'2")

This room is currently used as a snug, however, it could also be used as another bedroom. The room has a large south facing window overlooking the front of the property, and allowing in plenty natural daylight. Cornice. Centre pendant light. Radiator. Carpet flooring.

Linen Cupboard

This cupboard is shelved and ideal for storing linen in or for storage.

Bathroom 3.4 x 2.4 (11'2" x 7'10")

Four piece suite consisting of close coupled WC, pedestal wash hand basin with brass taps, mirror behind and shaver socket and light above mirror. Bath with brass taps and wood panelling around. Shower cubicle with mains shower within.

Upper Landing/Family Room 4.5 x 4.1 (14'9" x 13'5")

This is an amazingly large landing that can easily have a partition wall put in to make it a private family room/bedroom, still leaving ample corridor space for easy access to the other rooms on this floor. The landing has a north facing window with views over the countryside. Two eaves storage cupboards. Radiator. Carpet flooring. Three pendant ceiling lights.

Master Bedroom 5.4 x 4.3 (17'9" x 14'1")

Yet another large room with a south facing window. Large fitted wardrobes with both hanging space and shelving. Centrally fitted dressing table. Radiator. Two pendant ceiling lights. Carpet flooring. Door to en-suite.

En-Suite 2.5 x 2.4 (8'2" x 7'10")

Three piece suite consisting of close coupled WC, pedestal wash hand basin with mixer tap, with mosaic tiling behind wash hand

basin. Laundry cupboard housing the hot water tank. Three spot down lights. East facing velux window. Electric heated towel rail.

Bedroom 2/Study 5.9 x 5.7 (19'4" x 18'8")

Another large room currently used as a study. This room could also be another bedroom if required. One north and one south facing velux windows. Fitted wardrobes with hanging rails and shelves., and dressing table. Eaves storage cupboard. Central pendant light. Radiator. Carpet flooring.

Family Bathroom 4.1 x 2.2 (13'5" x 7'3")

Large bathroom with three piece suite consisting of bath, close coupled WC and pedestal wash hand basin with brass taps. North facing velux window. Radiator. Central ceiling light. Carpet flooring.

Garage 6.7 x 6.1 (22'0" x 20'0")

Large double garage with up and over doors. The garage has power and light and a cold water tap. The garage attic is floored and has a velux window which is south facing. The attic could also be made into a gym or games room. Wall hung wash hand basin.

Coal/Stick Outhouse 3.1 x 2.4 (10'2" x 7'10")

This coal and log store has electric lighting and is useful for storage of firewood or other storage.

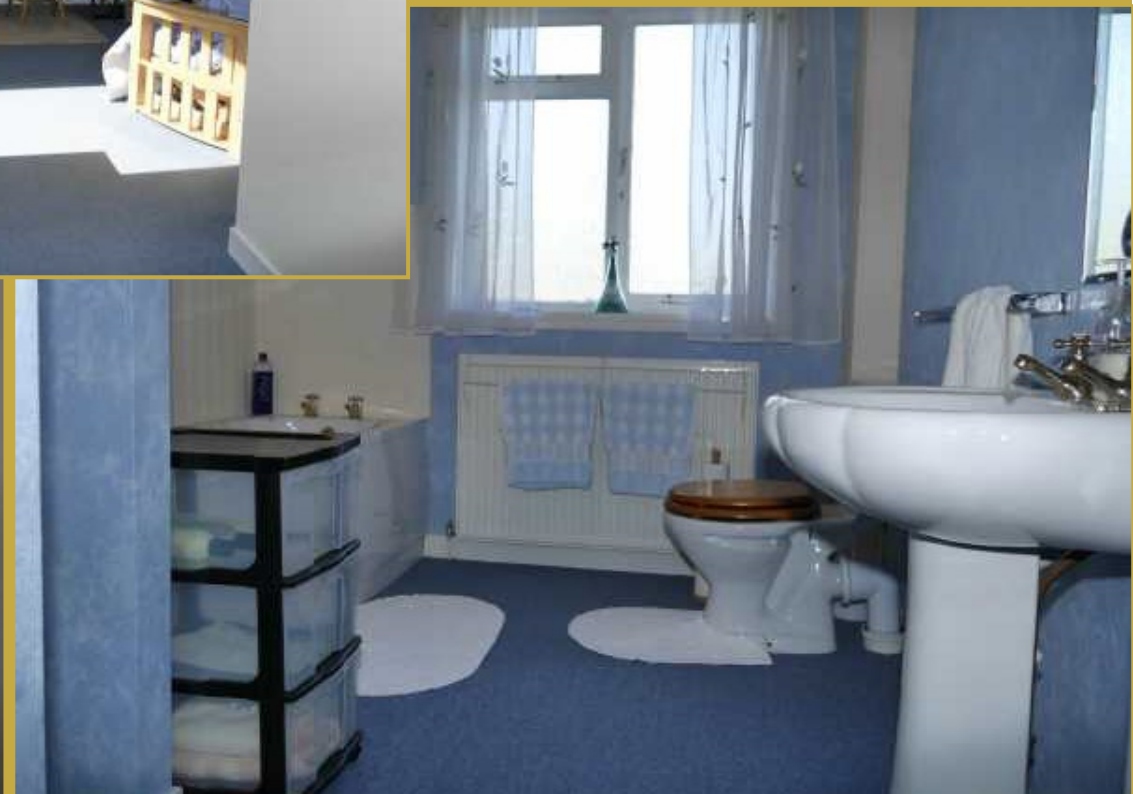
Front Garden

Mono-block driveway leading to the double garage with pathway wrapping around the house. Steps up to the front door. A beech hedge lines the left hand side of the drive and at the front of the house it is mainly laid to lawn with well stocked flower and shrub borders. There is a small wall to the front of the property. Patio area outside lounge patio door.

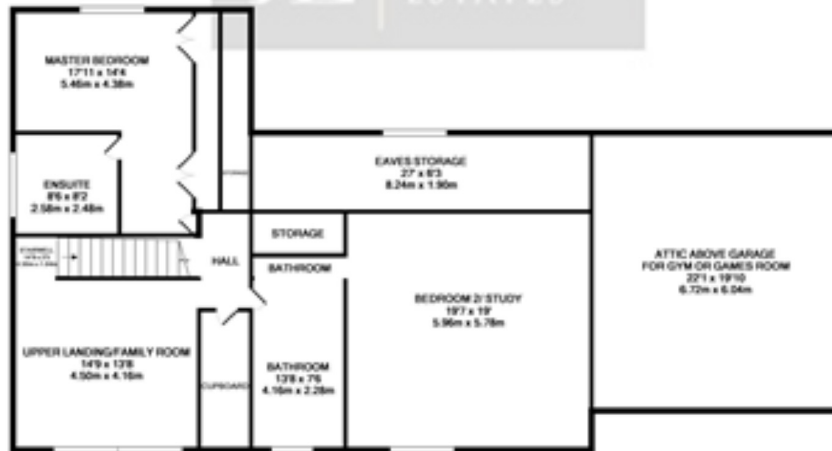
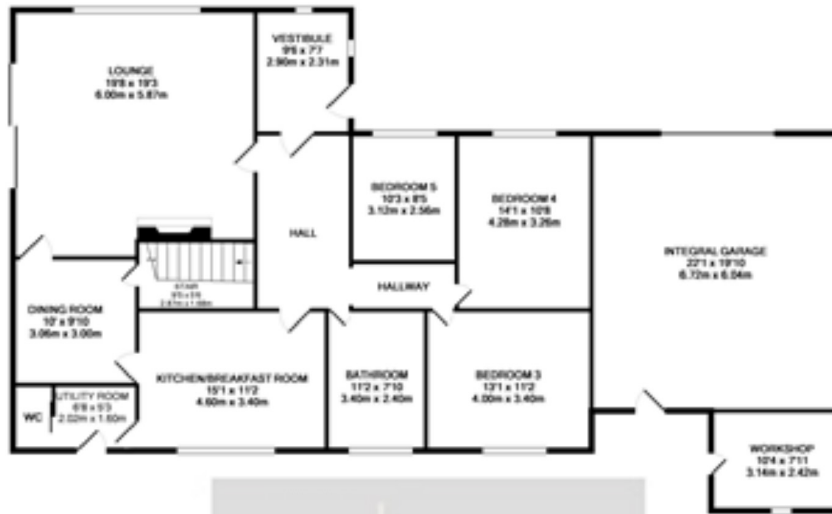
Rear Garden

Enclosed garden with fence and hedging. Gravelled area with a summer house and garden bench to enjoy the peace and tranquillity. Shrub and flower borders. Steps down to the garage and the coal/log outhouse which has electric lighting. Views over the field and beyond. There is a private septic tank to the rear of the back garden, which requires emptying every 3-4 years.

New room







1ST FLOOR
APPROX. FLOOR AREA 178 SQ/FT
(16.1 SQ/M)

TOTAL APPROX. FLOOR AREA 3111 SQ/FT (285.3 SQ/M)

Measurements obtained have been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any construction contract. The names, locations and dimensions shown here are not intended to be a guarantee as to their accuracy or efficiency and are given as they appear on the plan.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
81-100 A		81-100 A	
61-80 B		61-80 B	
41-60 C		41-60 C	
21-40 D		21-40 D	
1-20 E		1-20 E	
0-20 F		0-20 F	
0-20 G		0-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	73		65
	53		44
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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