



'Isla', Upper Gothens, Meikleour, By Blairgowrie

Offer In Region Of £850,000





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

This stunning property set within a fabulous COUNTRYSIDE location and breathtaking views really must be seen to be fully appreciated. 'Isla' is a high specification contemporary home for the discerning buyer. **VIEW IN PERSON OR ONLINE.** Please see our HD Property Video tour for a much closer look at the property and the spectacular surroundings.

Welcome to 'Isla', a stunning contemporary property with incredible attention to both detail and sustainability. Planned completion is February 2021 with the opportunity for the purchaser to customise elements of the property.

There are 5 bedrooms within this incredible home, each with en suite facilities plus an additional family bathroom and w.c.

There is an absolute abundance of natural sunlight throughout the property with the balcony on the first floor running the entire length of the home, allowing you to capture the spectacular views of the surrounding countryside. Ideal family living is provided with the open plan kitchen with lounge and dining area making it perfect for indoor/outdoor entertaining.

The kitchen is manufactured by renowned Germany designers Nolte with NEFF appliances including oven with "slide & hide" door, compact oven with microwave, 5 ring extra wide induction hob with ceiling mounted hood. There is the useful addition of a 2nd kitchen on the ground floor.

Externally the house is clad with Marley weatherboarding in a subtle silver grey providing a low maintenance rot-free alternative to traditional timber. In terms of attention to energy efficiency, the property has wall, floor and roof insulation, solar panels and sealed double glazing units. Twin Air Source Heat Pumps provide hot water and central heating and the property further benefits from a back up LPG system.

The hamlet of Upper Gothens is approximately 5 minutes drive from Blairgowrie with lots of local amenities. Within walking distance is Meikleour where you'll find the splendid Meikleour Arms Hotel and local village hall. The property benefits from this idyllic countryside location but remains just a relatively short drive from Perth and Dundee, both of which provide a comprehensive array of schools, shops, cafes and travel links. A 10% deposit will be required.

Please see The Property Boom's website for detailed information on school catchment areas.

We would highly recommend an early viewing of this unique property. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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