



Hadden
HOMES

GLENLUIE GREEN

 **RETTIE**

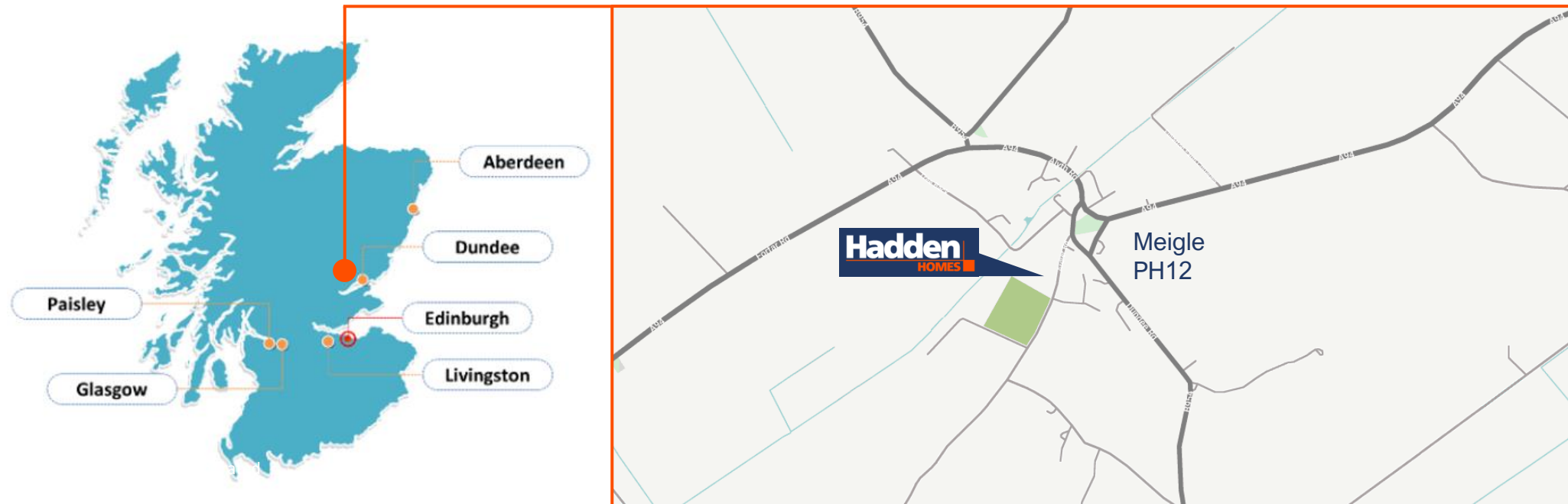


LOCATION

Situated in the picturesque rural village of Meigle in Perthshire, Glenluie Green lies in the Vale of Strathmore and is ideally placed for commuting to the nearby cities of Perth and Dundee, both of which are reachable by car within approx. 30 minutes. The tranquil setting offers an abundance of green space, rolling hills and an endless choice of walking routes throughout the countryside.

Local amenities are available in the village of Meigle, including a small convenience store and a primary school, with the nearest high school located in Blairgowrie, just a 15 minute drive away. Neighbouring town, Forfar, offers a range of facilities such as larger supermarkets, independent retail stores and a selection of restaurants as well as further primary secondary school options.

There are a wide range of recreational activities that can be enjoyed locally. First class fishing is available on the rivers Tay, Isla and Esk. Popular local golf courses at Alyth, Blairgowrie and Perth and the famous championship golf courses at St Andrews, Carnoustie and Gleneagles are all within easy reach. The ski slopes of Glenshee are about 25 miles away, while the idyllic countryside is perfectly suited for walking, running and cycling.





PLOT LOCATOR





SPECIFICATION

INTERNAL FEATURES

- USB charging points in kitchen living room and all bedrooms
- Media point in living room and all bedrooms
- All internal doors - oak veneer throughout
- French doors to back garden
- Front door number plate
- Internal door handles chrome satin finish throughout
- Sockets & switches - chrome satin downstairs & white upstairs

GARAGE FEATURES

- Up and over garage door
- Internal access door
- Side external door and wall light
- Power points
- Overhead lighting strips

EXTERNAL FEATURES

- Dry dash render and hand dressed grey stonework.
- Inline power saving solar panels
- Entrance canopy with timber columns
- Front and rear lighting
- External water tap to rear
- External power point to rear
- Turfed front and back gardens
- Hard wired doorbell
- Whirligig garden dryer
- Driveways with wiring for electric charging point

KITCHEN FEATURES

- Choice of fully fitted designer kitchen
- Gas burner stove extractor hood and electric oven
- Fridge freezer 50/50
- Dishwasher
- Space provided for washer dryer
- Downlighting under kitchen wall units
- Low voltage downlighting in ceiling and dining area pendant light
- Stainless Steel splashback behind hob
- USB charging points incorporated into power sockets

BEDROOM FEATURES

- BT TV satellite outputs
- Sliding mirrored wardrobe doors
- Master bedroom with ensuite, with thermostatic shower

BATHROOM FEATURES

- White contemporary sanitaryware throughout
- Modern vanity unit, white or anthracite with mirror
- Range of contemporary full height tiling and a selection of colours
- Chrome taps
- Chrome heated towel rail
- Electric shower over bath
- Shaver socket in main bathroom and en-suite

Full NHBC 10 year warranty.

Please check with the sales department for latest specification before reserving. Hadden Homes reserve the right to amend specifications.



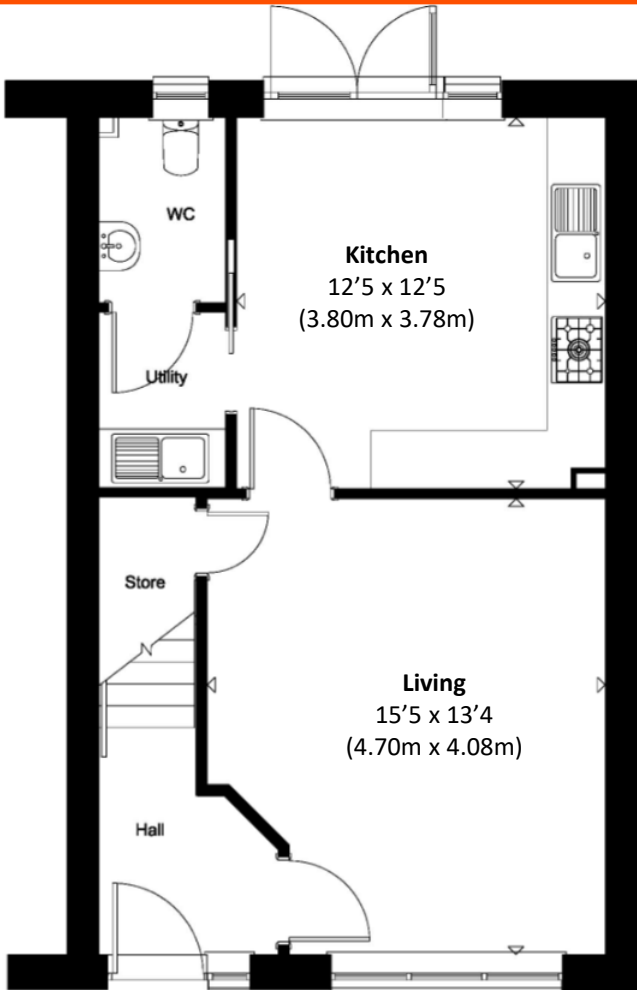


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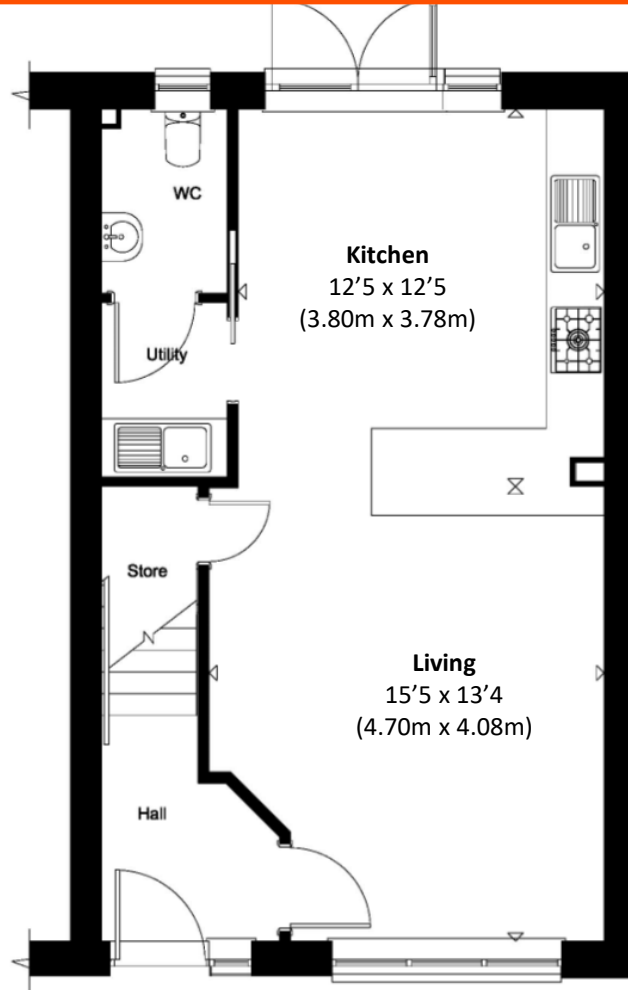


Total Area:
89.4 sqm / 962 ft²

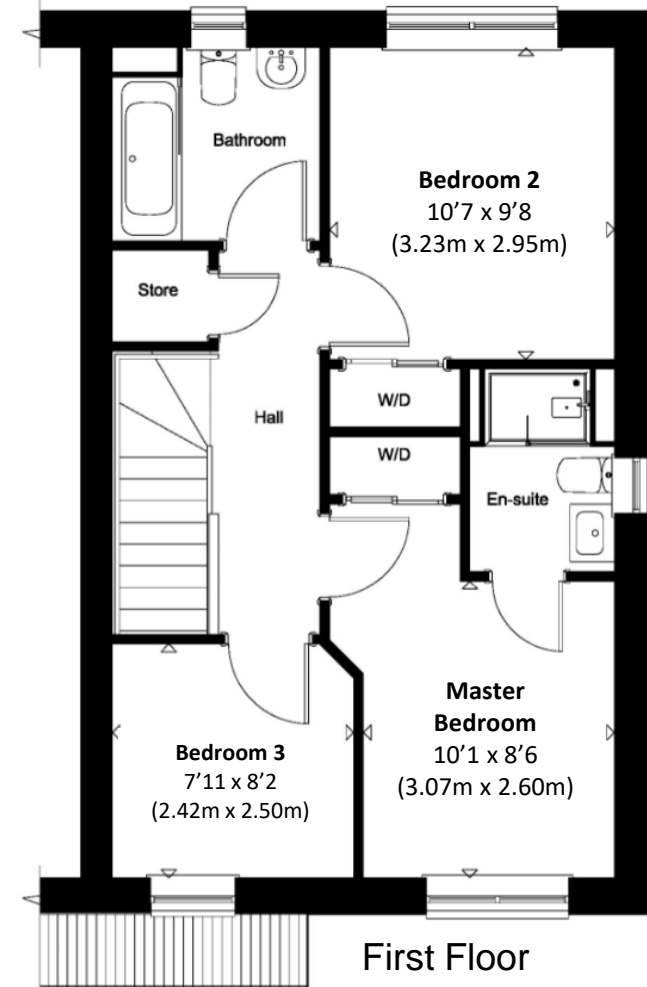
Alternative layout dependant on
timescales and will incur additional costs



Ground Floor (Alternative)



Ground Floor (Standard)



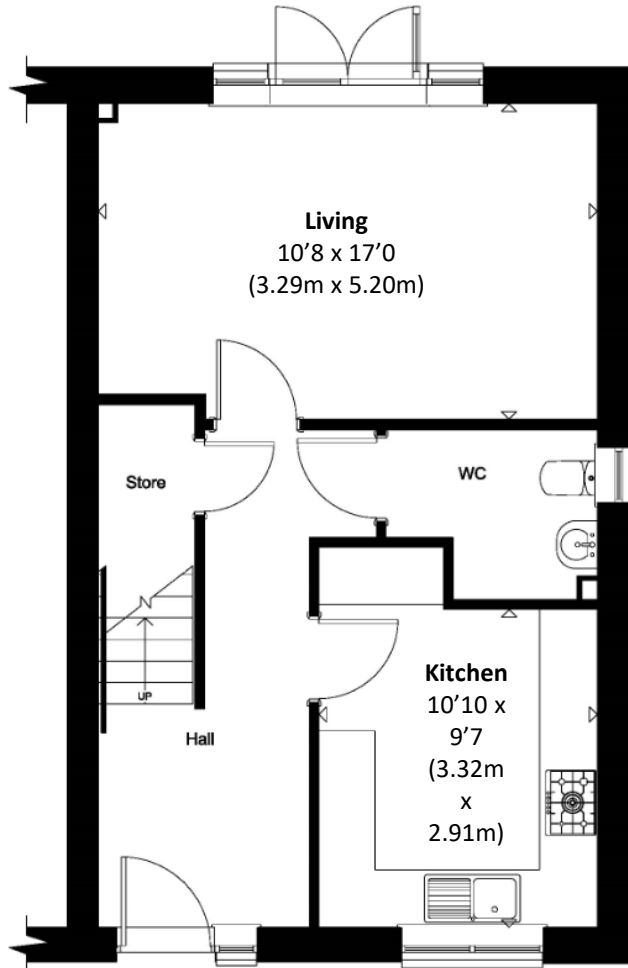
First Floor



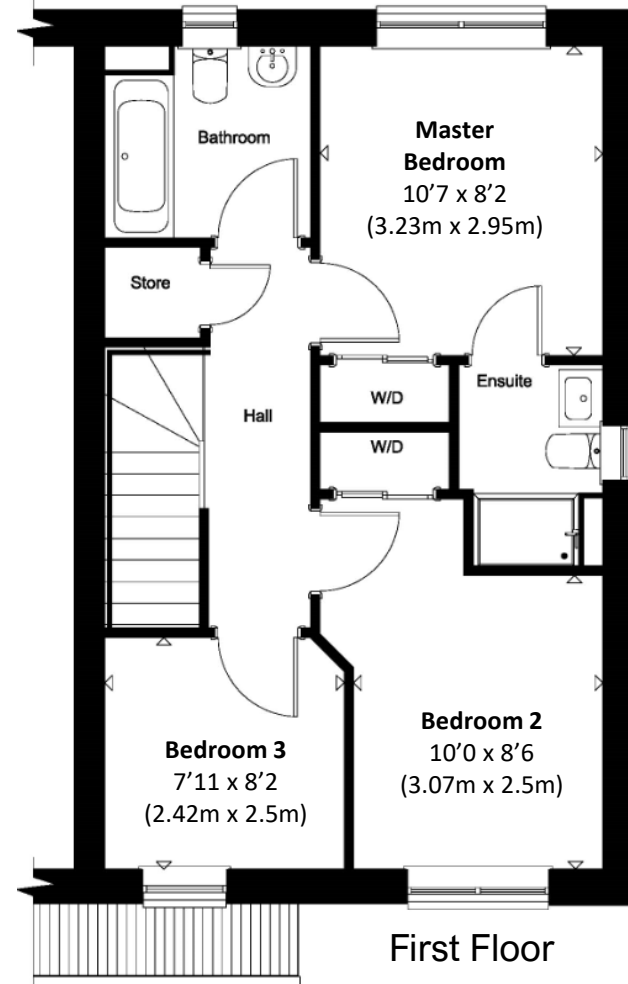
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Total Area:
89.4 sqm / 962 ft²



Ground Floor



First Floor

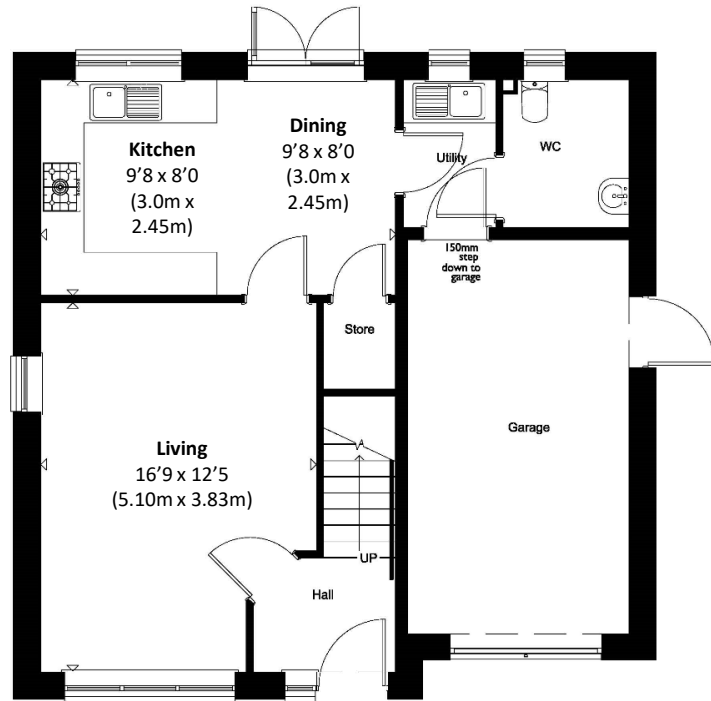


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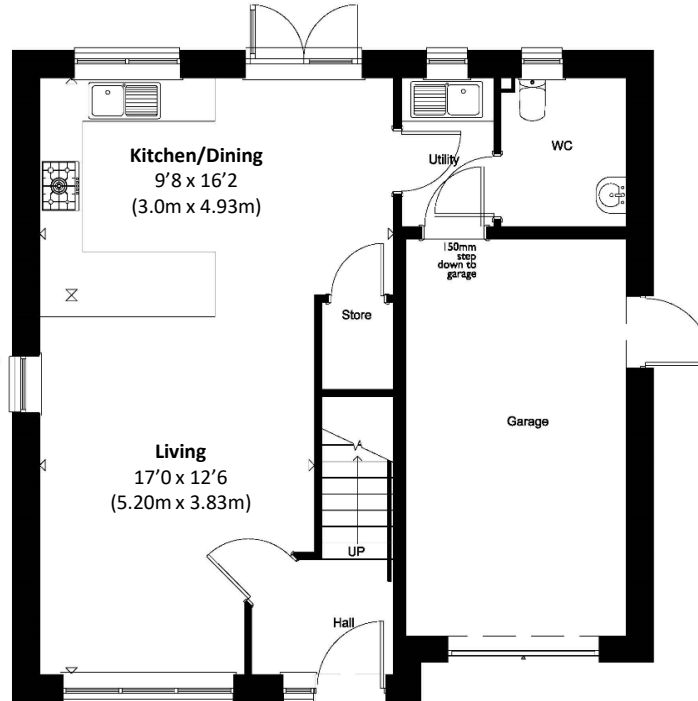


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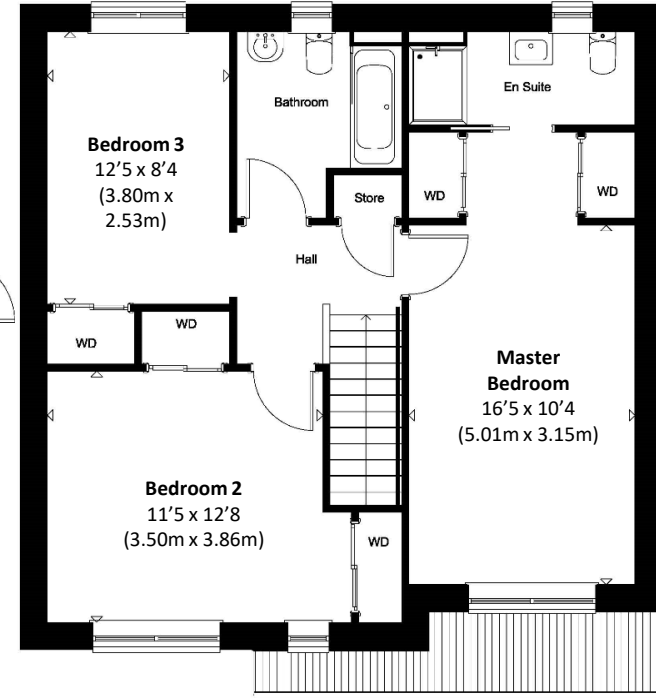
Total Area:
112.9 sqm / 1216 ft²



Ground Floor (Alternative)



Ground Floor (Standard)



First Floor



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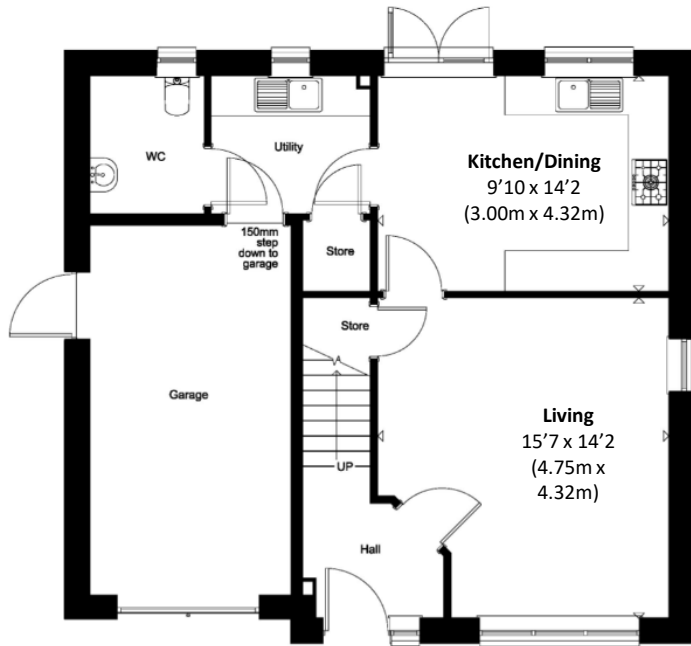


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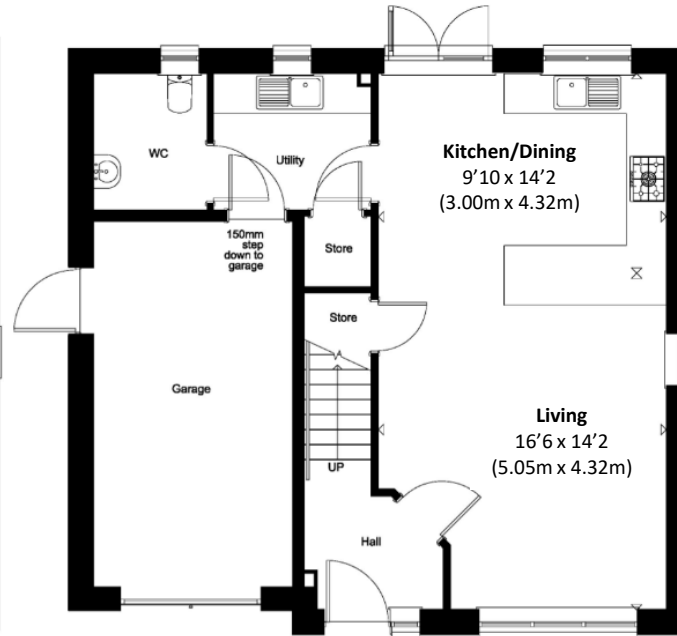
The Tay

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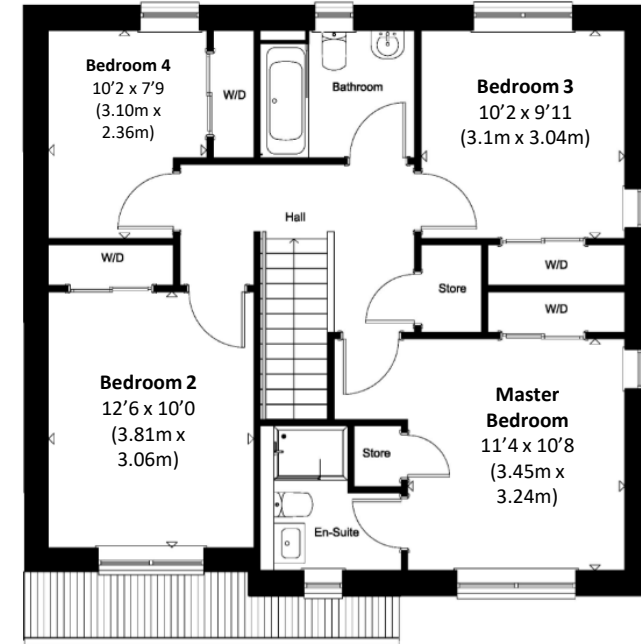
Total Area:
118 sqm / 1271 ft²



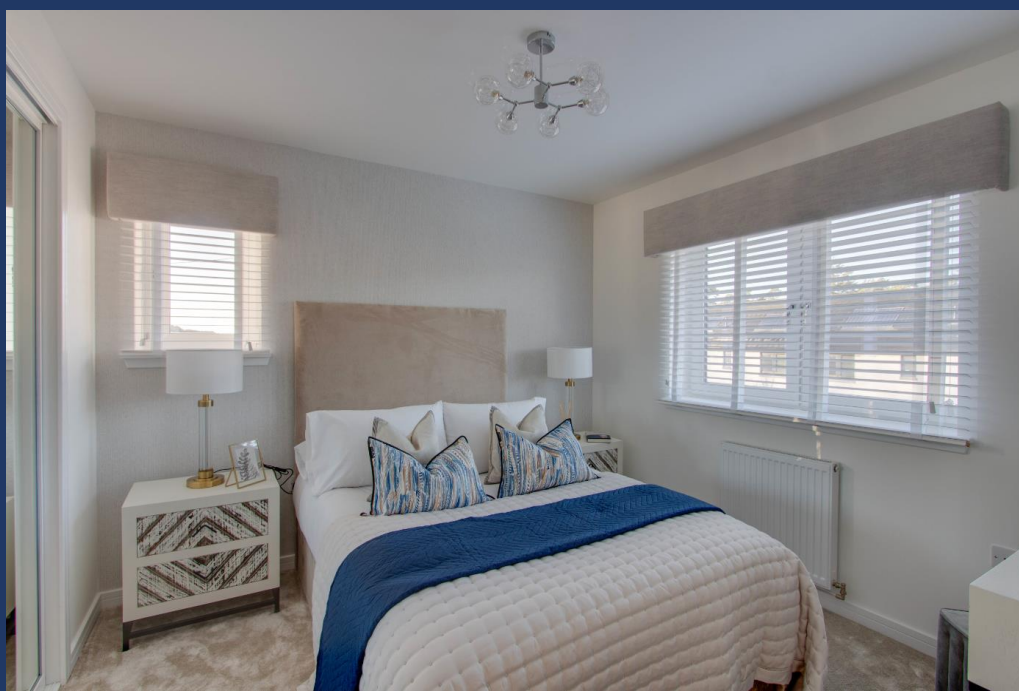
Ground Floor (Alternative)



Ground Floor (Standard)



First Floor







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