

Strathmore Meadows Meigle.

A beautiful collection of
2 - 6 bedroom homes.





Discover Strathmore Meadows.

Luxury living in Meigle by Champion Homes.

Proudly family-owned and award-winning, Champion Homes has been building exceptional homes for over 35 years. With a reputation for quality, care, and attention to detail, we create beautifully designed spaces that our customers are proud to call home. Each home at Strathmore Meadows is thoughtfully constructed and finished to the highest standards, offering you a space you'll cherish for years to come.

A stunning new development in the picturesque village of Meigle. Our beautifully designed homes are built with care and feature high quality finishes. If you are a first time buyer, growing family or looking for a peaceful place to retire we have the perfect home for you.





Meigle.

A Village You'll Love to Call Home.

Nestled in the heart of rural Perthshire, Meigle is a village steeped in charm and history. Its idyllic surroundings and stunning natural landscapes provide an impeccable backdrop for a balanced lifestyle. Meigle is perfectly placed to enjoy the very best of village living, including play, and relaxation, whilst staying well connected to larger towns and cities.

Meigle's prime position places you within easy reach of some of Scotland's most vibrant towns and cities. Dundee is just a 25-minute drive away, offering a bustling hub with shopping, dining, and cultural opportunities. Perth can be reached in 30 minutes, providing a wealth of amenities, including theatres, galleries, and an array of independent shops and restaurants.

For families, the development benefits from a primary school right on its doorstep, with secondary schooling available in nearby Blairgowrie. The towns of Blairgowrie and Forfar also offer additional amenities, ensuring all your needs are within easy reach.

Meigle's position in the Vale of Strathmore opens up endless opportunities for outdoor pursuits, with walking routes, green spaces, and fishing on the rivers Tay, Isla, and Esk. The area is a golfer's paradise, with popular courses at Alyth, Blairgowrie, and Perth. For more adventurous households, Glenshee, which lies north of Blairgowrie, offers year round outdoor activities including skiing and mountain biking.

For those who value wellbeing and an active lifestyle, Meigle has plenty to offer, including a thriving local cricket club. Despite its proximity to urban centres, Meigle retains its village charm, with a warm community spirit and local amenities, including cafes, parks, and local shops

Strathmore Meadows is more than a development; it's a place to belong. Experience the warmth and quality of Campion Homes in a village setting that feels like home, from the moment you arrive.





Location.

1 SPAR MEIGLE

Distance	By Car	By Foot
0.3 Miles	2 Minutes	4 Minutes

2 BUS STOP

Distance	By Foot
At Development	1 Minute

3 TESCO SUPERSTORE

Distance	By Road
8.4 Miles	16 Minutes

4 LIVE ACTIVE BLAIRGOWRIE

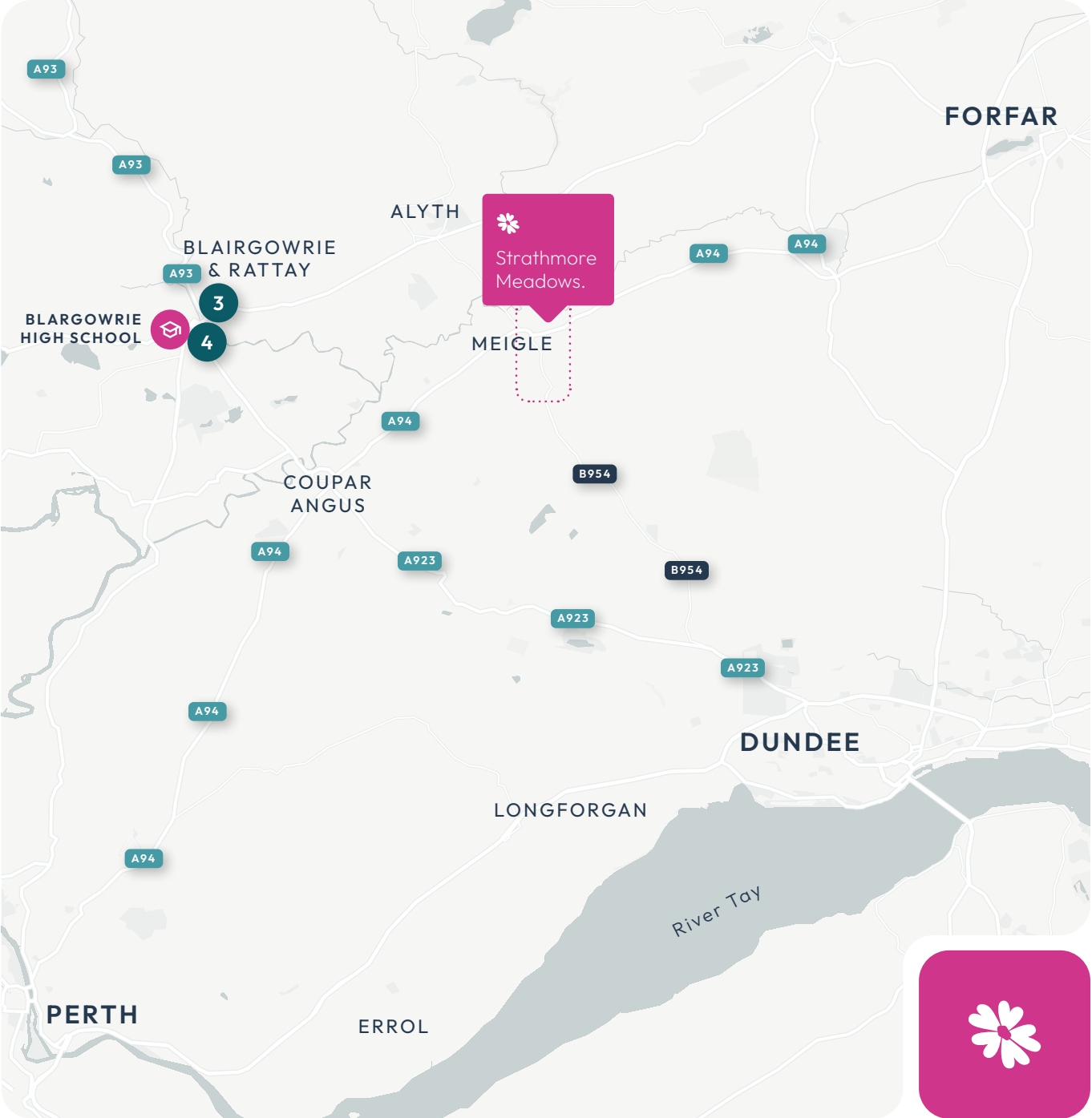
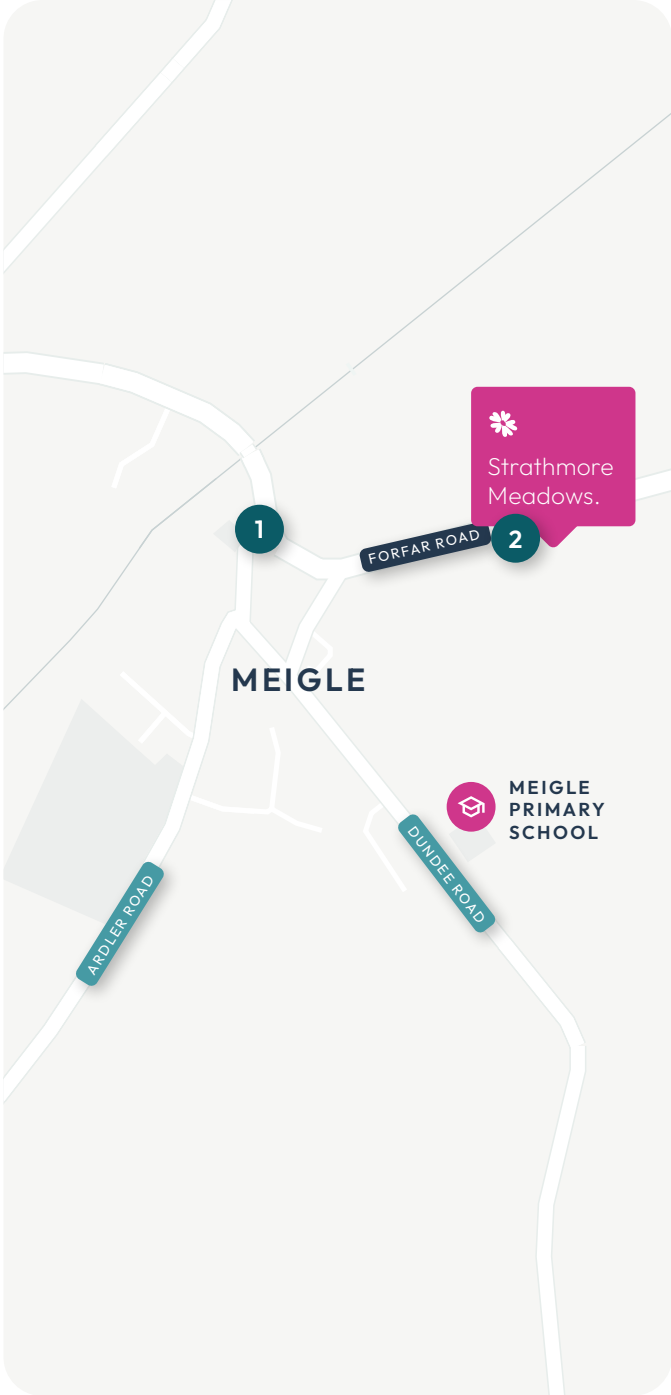
Distance	By Car
8.8 Miles	16 Minutes

MEIGLE PRIMARY SCHOOL

Distance	By Car	By Foot
0.4 Miles	2 Minutes	5 Minutes

BLAIRGOWRIE HIGH SCHOOL

Distance	By Road
8.8 Miles	16 Minutes





Why Buy New With Champion Homes.

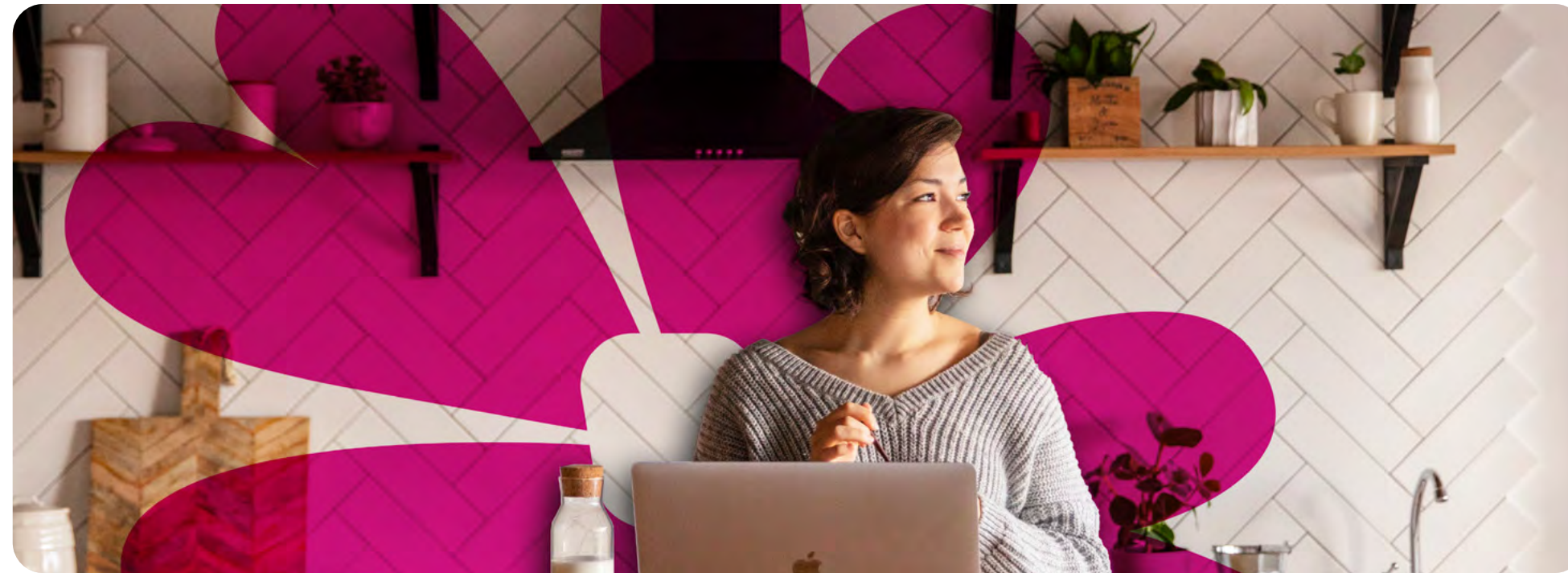
At Champion Homes, our goal is for you to truly love your home. We focus on more than constructing homes - we craft spaces designed to suit your lifestyle. With a choice of 16 thoughtfully designed styles, there is something for everyone. We also understand the importance of your surroundings. That's why we carefully select fantastic locations and design developments to compliment their natural environment, offering you not just a home but a community you'll be proud to be part of.

35 YEARS

Campion Homes is a family owned, award winning business that has been building quality homes across East Central Scotland with the same pride and passion for over 35 years.

117 COMPLETED DEVELOPMENTS

We have been the trusted developer of over 117 developments across Scotland, we create homes that stand the test of time. From creative use of space, great design and modern building methods, our homes are simply a great place to live.



Energy Efficient.

Each home is built to modern building standards and contains efficient features including Hive heating system and PV panels.



Less Maintenance.

Enjoy modern appliances, fixtures and fittings, all brand new and ready for you!



Chain Free Move.

Our homes are available to reserve at a fixed price and with no troublesome chains.



A Fresh Canvas.

You can pack your new home full of personality at our Choices Suite and no need to worry about renovation works.



Warranties.

Peace of mind through your 2 year Champion Homes builder warranty and 10 years NHBC build mark cover.



Our Team.

Our experienced sales team are here to guide you on every step of your journey with us. Support will continue long after you get your keys as our customer care team are on hand for 2 years as part of your builder warranty.



Your exclusive invitation to our Choices Suite.

We believe your home should be a reflection of you—a true expression of your personality, style, and needs. That's why we created our exclusive Choices Suite, a unique offering that empowers you to transform your home into a masterpiece. This service lets you create a home that is “as individual as you are”.

The excitement begins when you reserve your new home!

Once you've reserved your new home at one of our developments, you'll be invited to the Choices Suite at our Head Office in Dunfermline—a space where you can truly make your mark on your new home. This is your opportunity to infuse your personality and style into a living space that feels uniquely yours. It's an exciting and hands-on part of the journey, where your dream home starts to take shape. The Choices Suite allows you to customise your home, from your kitchen to your bathrooms, doors, wardrobes, and much more.

The Choices Guide.

Ahead of your appointment, we'll send you our comprehensive Choices Guide, which showcases the extensive selection available. It includes both standard options and upgrades, offering inspiration and the opportunity to personalise your home even further.

Choices available are subject to construction build stage, please speak to our Sales Team for more information.

Kitchens



Bathrooms





Strathmore Meadows.

Design Details, Features & Finshes

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Kitchen & Utility Rooms

- Cooker hood
- Glass splashback
- Single mixer tap in kitchen and utility room
- 1 1/2 bowl stainless steel sink in kitchen
- 1 bowl stainless steel sink in utility room
- Under-unit lighting
- Contemporary, stylish kitchen designs.
- Choose from a selection of door & drawer fronts
- A choice of handles
- Worktop with matching upstand
- Touch control induction hob
- Fan assisted single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated microwave oven

General

- Gas central heating controlled with Hive
- PV solar panels
- Choice of white internal doors and chrome handles
- Fitted wardrobe to primary bedroom
- Interlinked smoke & heat alarms
- Carbon monoxide & carbon dioxide alarms
- White paint to internal walls

Bathrooms & En Suites

- Roca sanitaryware including soft close toilet seats
- Choice of wall tiles from Porcelanosa with chrome trim
- Roca thermostatic shower valves



















External

- Turfed front garden
- Monoblock driveways
- UPVC double glazed windows
- French doors to rear
- Door address plate
- External lights with sensors
- Rotovated rear garden with top soil
- Paved area to rear garden
- Outside tap
- Rotary dryer
- 1.8m fencing between plots to rear

- Included within your home
- As design dictates
- Available where layout permits as standard in 4, 5 & 6 bedroom homes and as an optional upgrade to 2 & 3 bedroom homes
- Azalea features walk in wardrobe in primary bedroom.



Development Layout

	Camellia 6 Bedroom Detached - Double Garage PLOTS 13 25 49 51		Wisteria 4 Bedroom Detached - Garage PLOTS 2 30 37 42 55 91 94
	Azalea 5 Bedroom Detached - Double Garage PLOTS 12 24 36 88		Lavender 3 Bedroom Detached PLOTS 15 35 41 46 53 90 93
	Japonica 5 Bedroom Detached - Garage PLOTS 17 28 50 89		Alamanda 3 Bedroom Detached PLOTS 3 6 29 56 100
	Orchid 5 Bedroom Detached - Garage PLOTS 43 44		Myrtle 3 Bedroom Semi Detached PLOTS 18 19 95 96
	Orchid 5 Bedroom Detached - Garage PLOTS 21 87		Tamarisk 3 Bedroom Detached - Bungalow PLOTS 48 84
	Jacaranda 5 Bedroom Detached - Garage PLOTS 4 14 31		Holly 3 Bedroom Terrace PLOTS 32 33 34
	Oleander 4 Bedroom Detached - Double Garage PLOT 1		Hazel 3 Bedroom Semi Detached PLOTS 7 8 85 86
	Oleander 4 Bedroom Detached - Garage PLOTS 16 20 22 23 26 38 40 45 52 54 94		Aster 2 Bedroom Semi Detached Bungalow PLOTS 82 83
	Laburnum 4 Bedroom Detached - Garage PLOTS 5 39 47		Mimosa 2 Bedroom Terrace PLOTS 9 10 11 97 98 99



CAMPION
HOMES



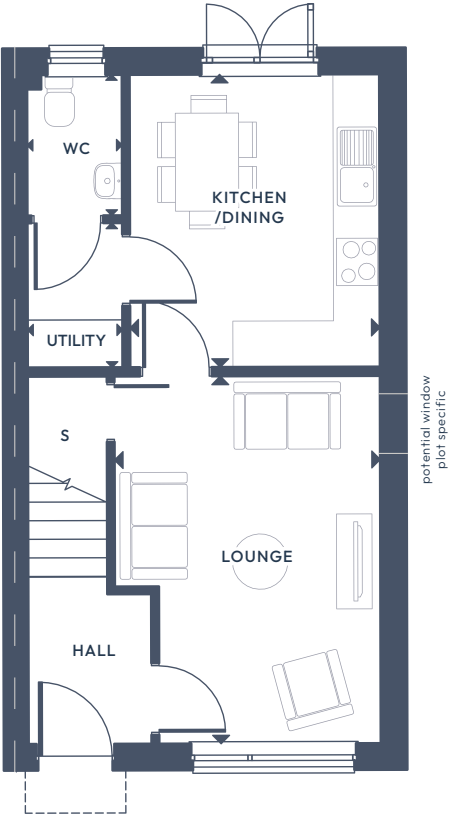


The Mimosa.

2 BEDROOM TERRACED HOME

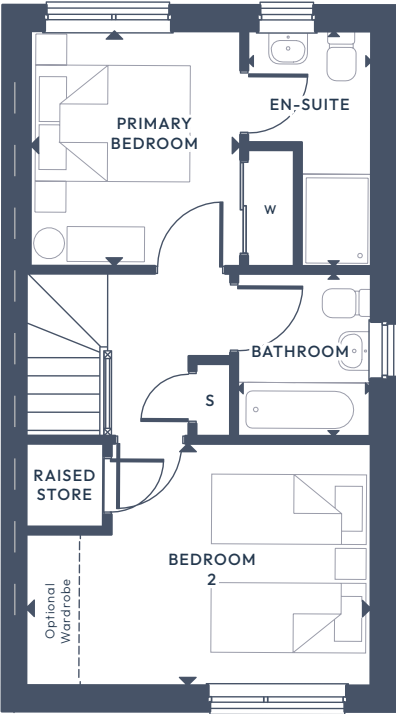
GROUND FLOOR:     

FIRST FLOOR:  x2  x2



GROUND FLOOR

Lounge	4.65 x 3.36m	15'3" x 11'0"
Kitchen/Dining	3.70 x 3.16m	12'1" x 10'5"
Utility	1.83 x 1.20m	6'0" x 3'11"
WC	1.78 x 1.20m	5'10" x 3'11"



FIRST FLOOR

Primary Bedroom	3.04 x 2.72m	9'11" x 8'11"
En-Suite 1	2.83 x 1.60m	9'4" x 5'3"
Bedroom 2	3.13 x 4.46m	10'3" x 14'7"
Bathroom	2.10 x 1.73m	6'11" x 5'8"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

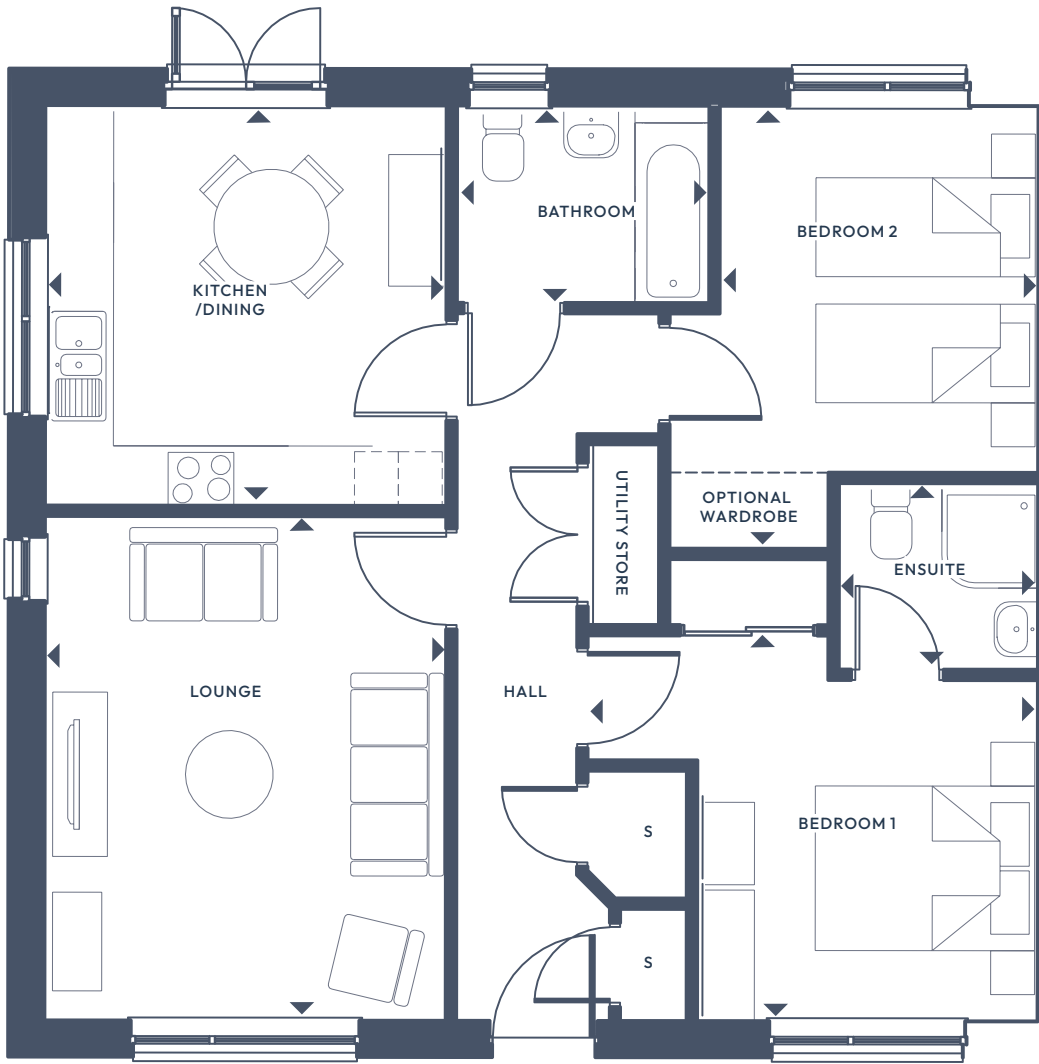
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The Aster.

2 BEDROOM SEMI DETACHED BUNGALOW

GROUND FLOOR: x2 x2



GROUND FLOOR		
Lounge	4.60 x 3.66m	15'1" x 12'0"
Kitchen/Dining	3.65 x 3.66m	12'0" x 12'0"
Bedroom 1	3.52 x 4.12m	11'7" x 13'6"
Ensuite	1.70 x 1.82m	5'7" x 6'0"
Bedroom 2	4.04 x 3.36m	13'3" x 11'1"
Bathroom	1.80 x 2.30m	5'11" x 7'7"

GROUND FLOOR

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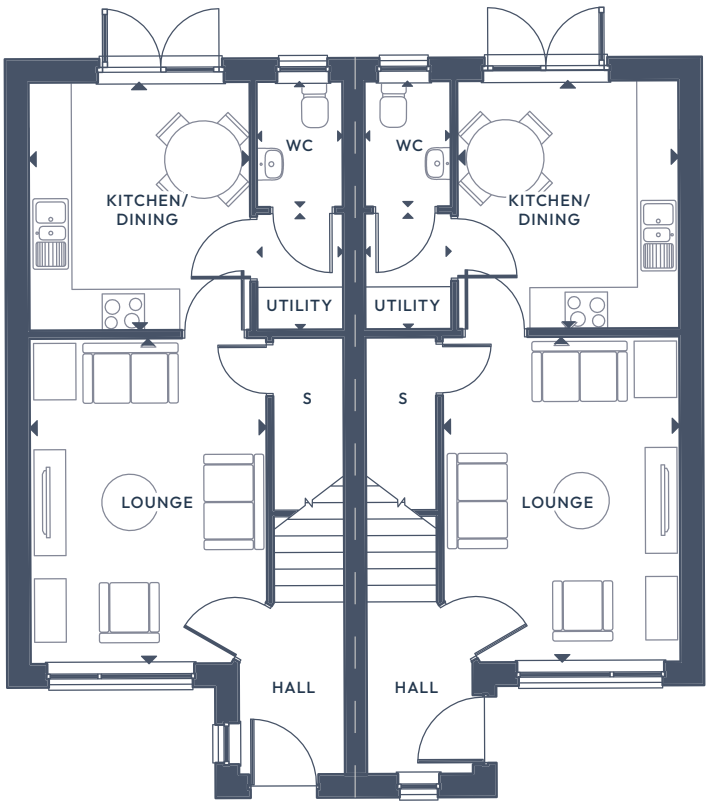


The Hazel.

3 BEDROOM SEMI DETACHED HOME

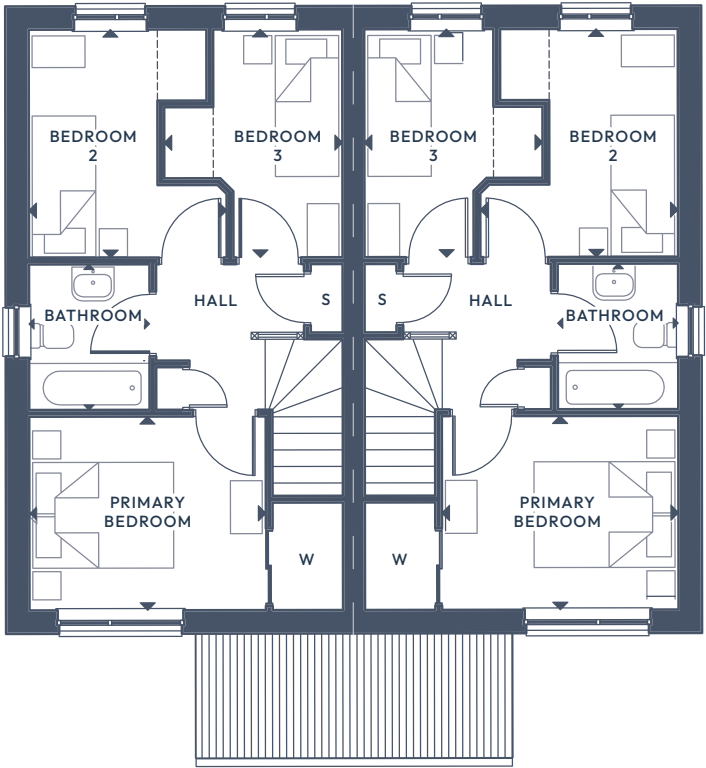
GROUND FLOOR:

FIRST FLOOR:



GROUND FLOOR

Lounge	4.61 x 3.36m	15'1" x 11'0"
Kitchen/Dining	3.52 x 3.14m	11'6" x 10'3"
Utility	1.64 x 1.22m	5'4" x 4'0"
WC	1.78 x 1.22m	5'10" x 4'0"



FIRST FLOOR

Primary Bedroom	2.75 x 3.36m	9'0" x 11'0"
Bedroom 2	3.24 x 2.52m	10'7" x 8'4"
Bedroom 3	3.24 x 2.53m	10'7" x 8'3"
Bathroom	2.07 x 1.71m	6'9" x 5'7"

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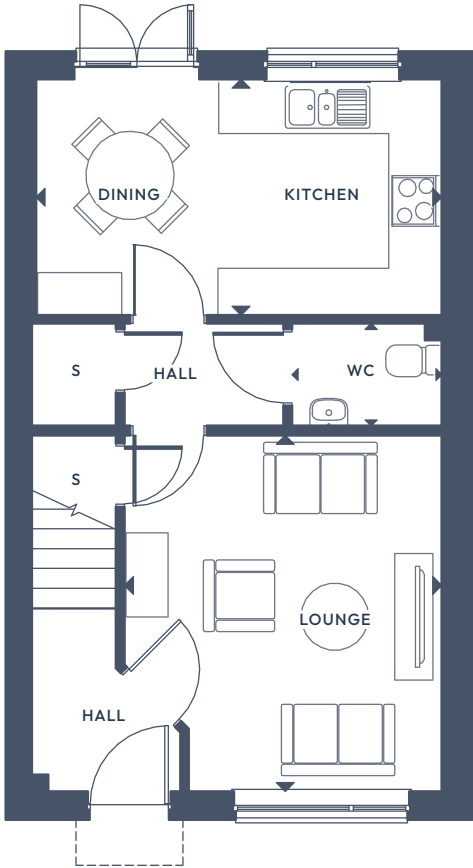


The Holly.

3 BEDROOM TERRACED HOME

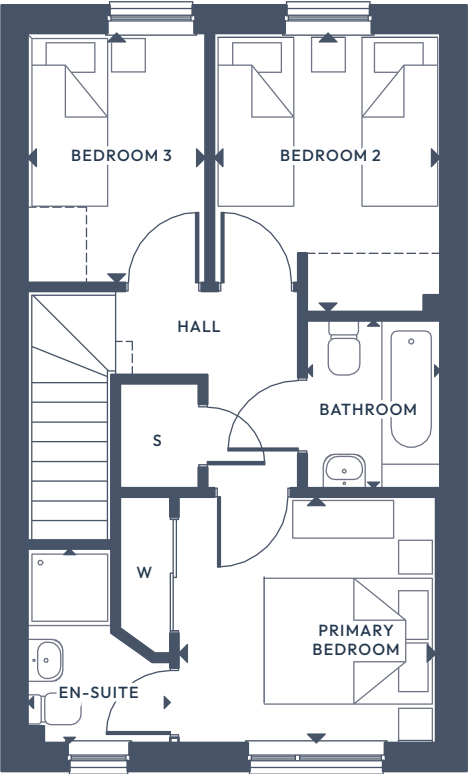
GROUND FLOOR:

FIRST FLOOR: x3 x2



GROUND FLOOR

Lounge	4.24 x 3.82m	13'10" x 12'6"
Kitchen/Dining	2.80 x 4.87m	9'2" x 15'11"
WC	1.22 x 1.78m	4'0" x 5'10"



FIRST FLOOR

Primary Bedroom	2.94 x 3.12m	9'7" x 10'3"
En-Suite 1	2.32 x 1.70m	7'7" x 5'7"
Bedroom 2	3.32 x 2.70m	10'11" x 8'10"
Bedroom 3	2.98 x 2.12m	9'9" x 6'11"
Bathroom	2.00 x 1.60m	6'6" x 5'3"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

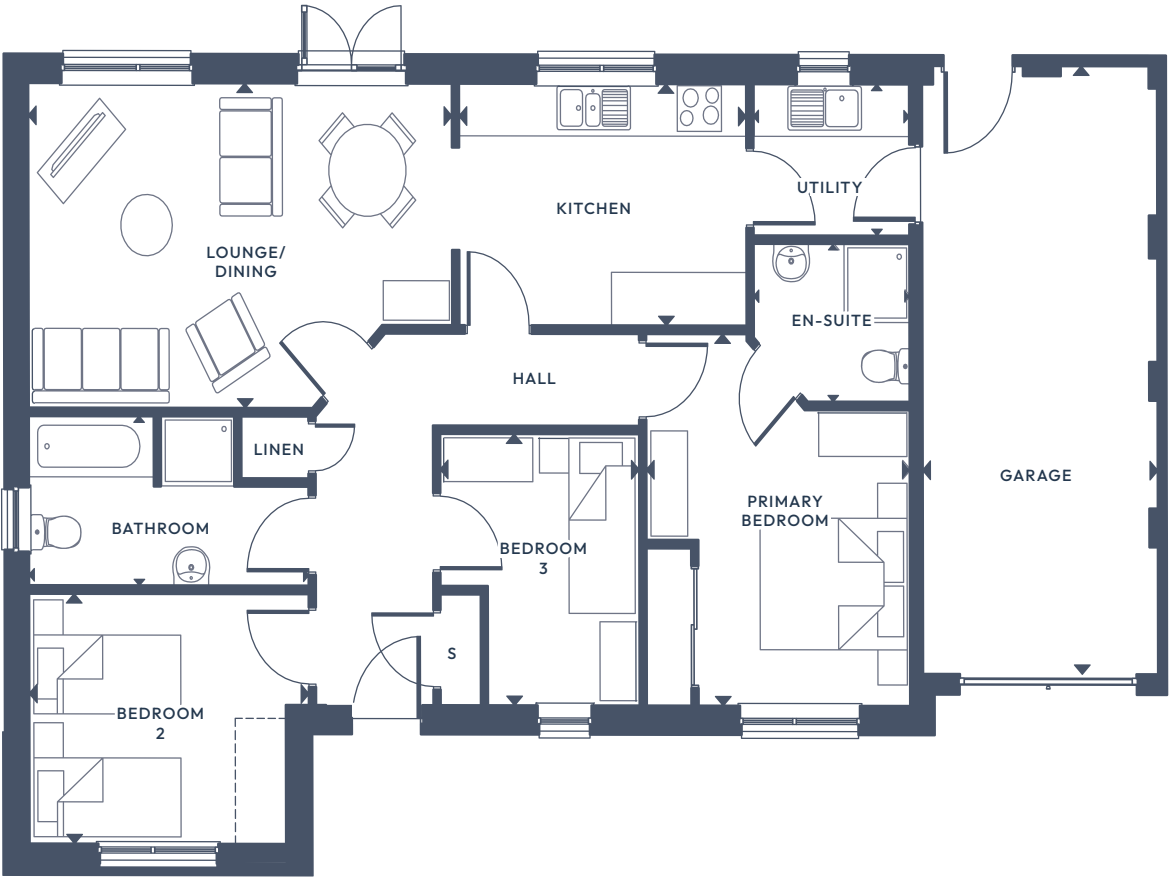
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The Tamarisk.

3 BEDROOM DETACHED BUNGALOW

GROUND FLOOR: x3 x2



GROUND FLOOR		
Lounge/Dining	5.76 x 3.70m	18'11" x 12'2"
Kitchen	3.91 x 2.75m	12'10" x 9'0"
Utility	2.12 x 1.72m	7'0" x 5'8"
Bedroom 1	4.24 x 3.58m	13'11" x 11'9"
En-suite	2.12 x 1.80m	6'11" x 5'11"
Bedroom 2	3.80 x 2.85m	12'6" x 9'5"
Bedroom 3	3.09 x 2.71m	10'2" x 8'11"
Bathroom	3.80 x 1.93m	12'6" x 6'4"
Garage	7.00 x 3.13m	22'11" x 10'3"

GROUND FLOOR

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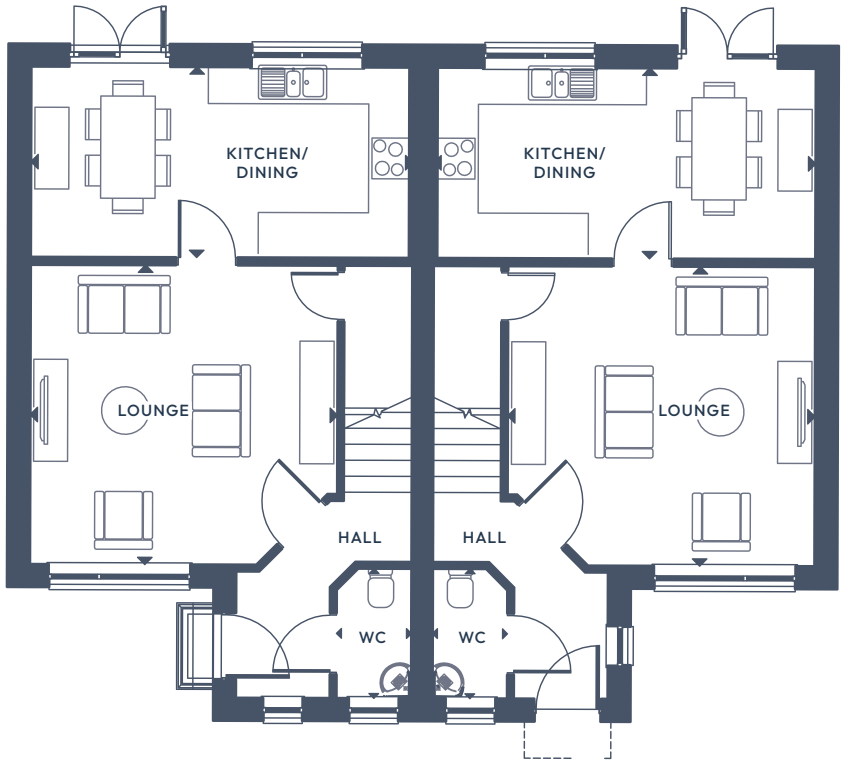


The Myrtle.

3 BEDROOM SEMI DETACHED HOME

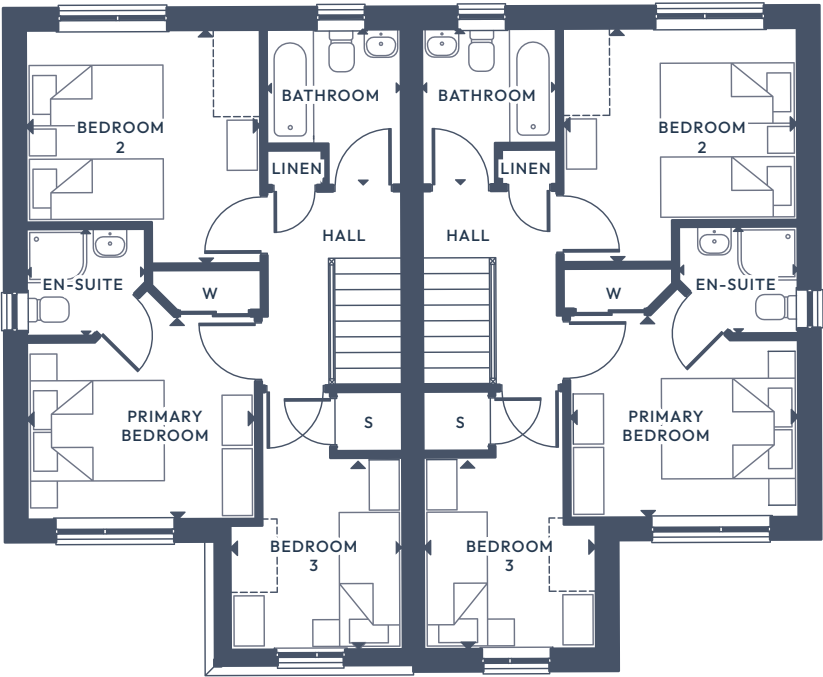
GROUND FLOOR:

FIRST FLOOR: x3 x2



GROUND FLOOR

Lounge	4.40 x 4.52m	14'5" x 14'10"
Kitchen/Dining	2.80 x 5.56m	9'2" x 18'3"
WC	1.91 x 1.10m	6'3" x 3'8"



FIRST FLOOR

Primary Bedroom	3.03 x 3.42m	9'11" x 11'2"
En Suite 1	1.60 x 1.78m	5'3" x 5'10"
Bedroom 2	3.49 x 3.51m	11'5" x 11'6"
Bedroom 3	3.85 x 2.58m	12'7" x 8'5"
Bathroom	2.33 x 2.01m	7'7" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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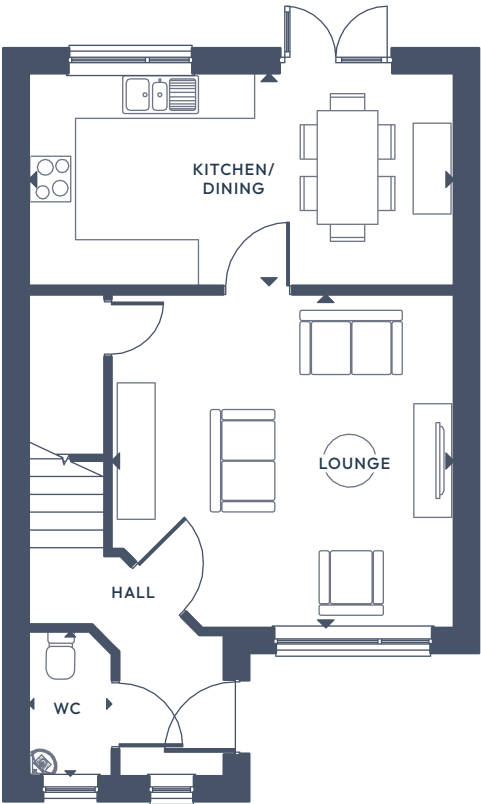


The Alamanda.

3 BEDROOM DETACHED HOME

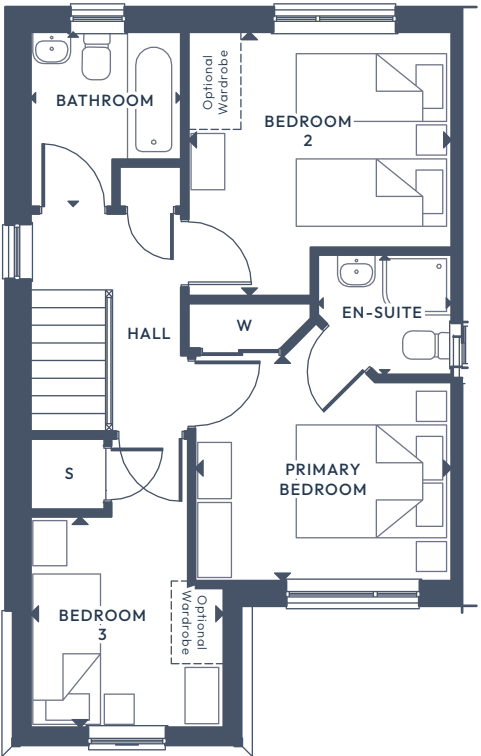
GROUND FLOOR:

FIRST FLOOR: x3 x2



GROUND FLOOR

Lounge	4.40 x 4.52m	14'5" x 14'10"
Kitchen/Dining	2.80 x 5.61m	9'2" x 18'5"
WC	1.91 x 1.10m	6'3" x 3'7"



FIRST FLOOR

Primary Bedroom	3.01 x 3.42m	9'10" x 11'2"
En-Suite 1	1.60 x 1.78m	5'3" x 5'10"
Bedroom 2	3.52 x 3.51m	11'6" x 11'6"
Bedroom 2	2.80 x 2.58m	9'2" x 8'5"
Bathroom	2.33 x 2.01m	7'7" x 6'7"

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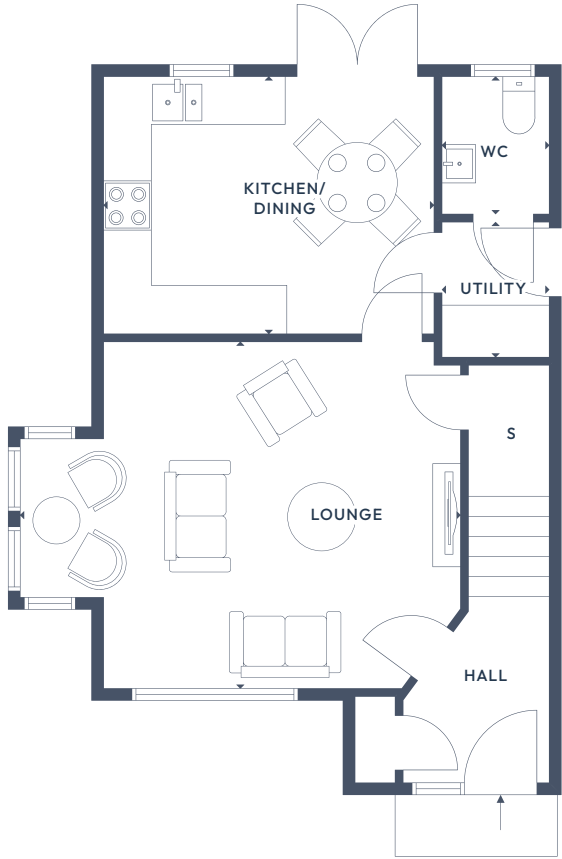


The Lavender.

3 BEDROOM DETACHED HOME

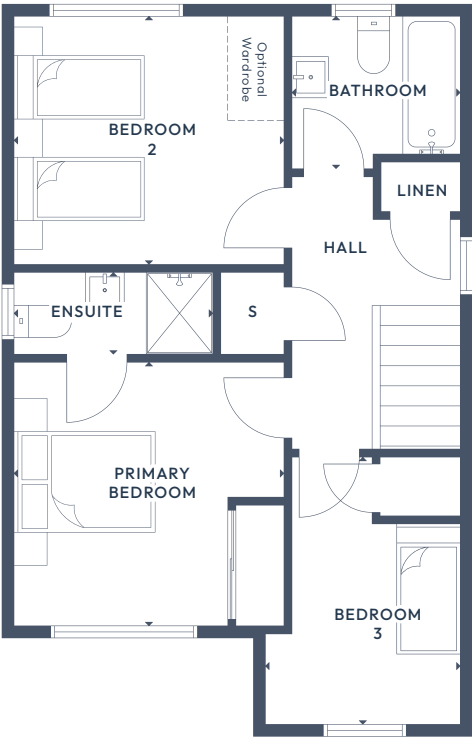
GROUND FLOOR:

FIRST FLOOR: x3 x2



GROUND FLOOR

Lounge	4.29 x 5.48m	14'0" x 18'0"
Kitchen/Dining	3.19 x 4.13m	10'5" x 16'6"
Utility	1.63 x 1.34m	5'4" x 4'5"
WC	1.78 x 1.34m	5'10" x 4'5"



FIRST FLOOR

Primary Bedroom	3.29 x 3.37m	10'9" x 11'0"
En-Suite	1.01 x 2.47m	3'4" x 8'1"
Bedroom 2	3.10 x 3.37m	10'2" x 11'0"
Bedroom 3	3.30 x 2.42m	10'10" x 7'11"
Bathroom	1.91 x 2.10m	6'3" x 6'10"

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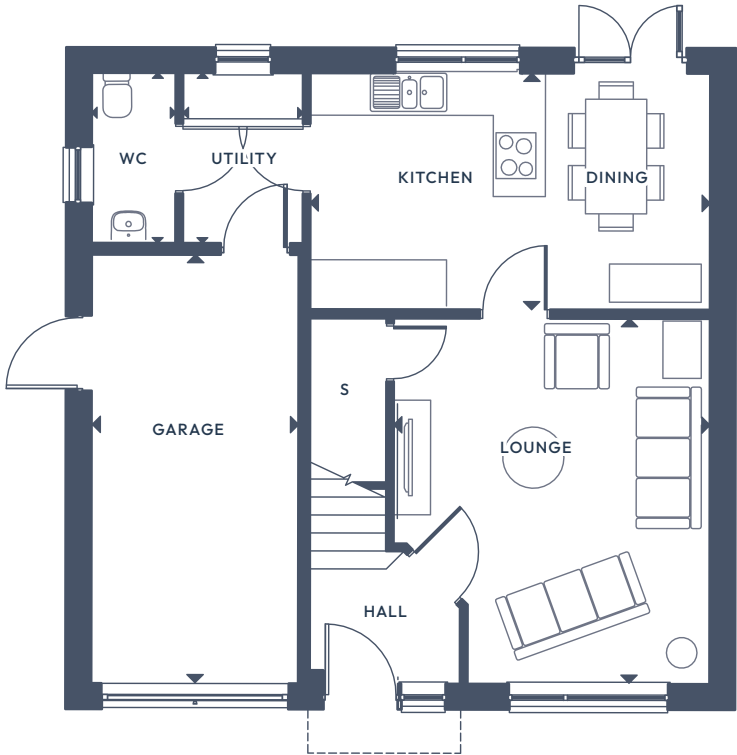


The Wisteria.

4 BEDROOM DETACHED HOME

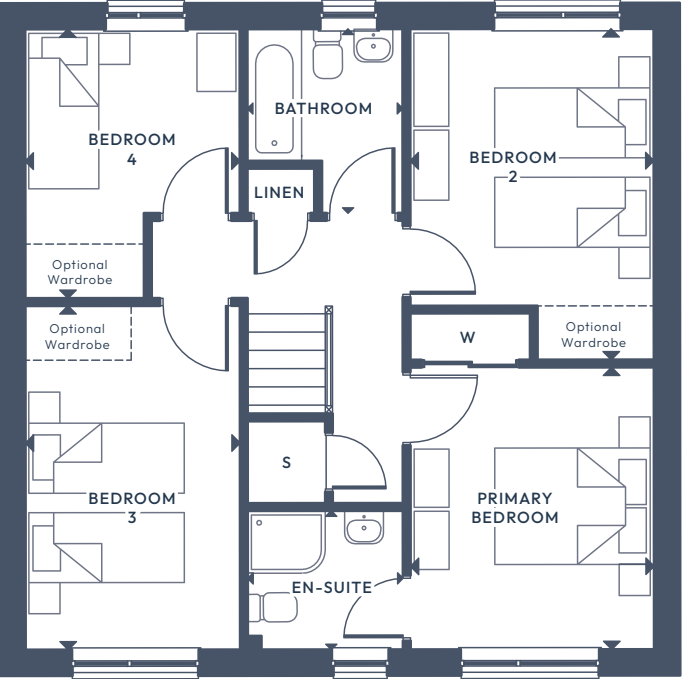
GROUND FLOOR:

FIRST FLOOR: x4 x2



GROUND FLOOR

Lounge	4.78 x 4.14m	15'8" x 13'7"
Kitchen/Dining	3.09 x 5.23m	10'1" x 17'2"
Utility	2.23 x 1.57m	7'3" x 5'2"
WC	2.23 x 1.10m	7'3" x 3'7"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	3.63 x 3.14m	11'11" x 10'3"
En Suite	1.79 x 2.00m	5'10" x 6'7"
Bedroom 2	4.26 x 3.14m	13'11" x 10'3"
Bedroom 3	4.43 x 2.76m	14'6" x 9'1"
Bedroom 4	3.47 x 2.77m	11'4" x 9'1"
Bathroom	2.37 x 2.00m	7'9" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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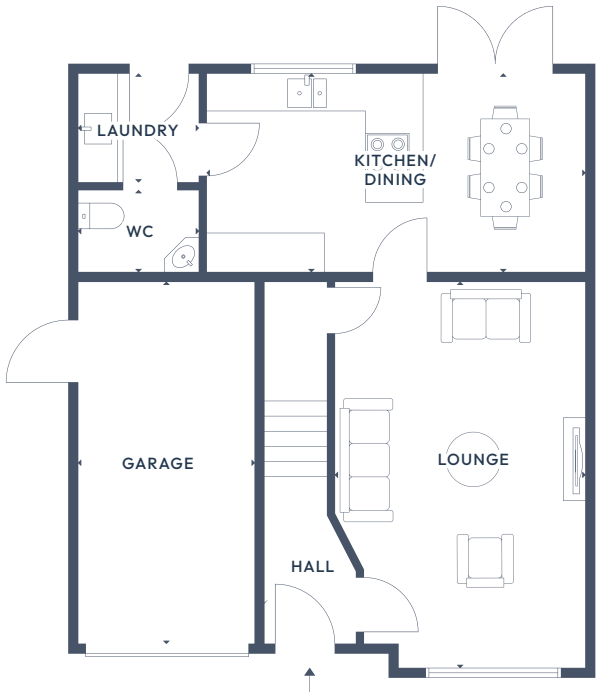


The Laburnum.

2 BEDROOM TERRACED HOME

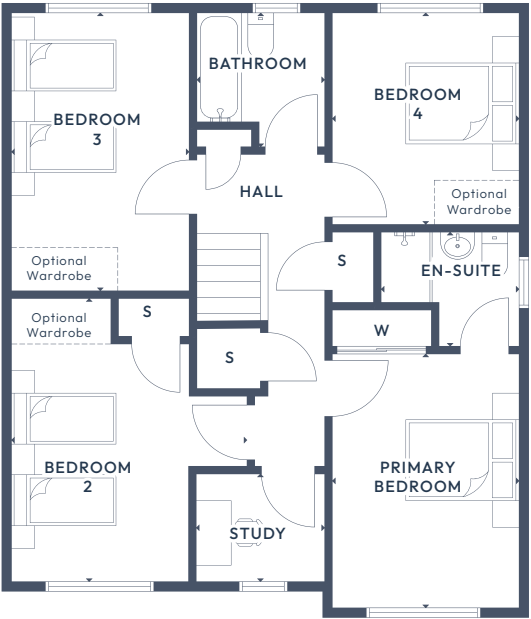
GROUND FLOOR:     

FIRST FLOOR:  x4  x2 



GROUND FLOOR

Lounge	6.00 x 3.90m	19'9" x 12'9"
Kitchen/Dining	3.08 x 5.89m	10'1" x 19'4"
Utility	1.72 x 1.88m	5'7" x 6'2"
WC	1.27 x 1.88m	4'2" x 6'2"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	3.94 x 2.90m	12'11" x 9'6"
En-Suite	1.80 x 2.13m	5'10" x 7'0"
Bedroom 2	4.41 x 3.69m	14'5" x 12'1"
Bedroom 3	4.35 x 2.78m	14'3" x 9'1"
Bedroom 4	3.32 x 2.90m	10'10" x 9'6"
Study	1.71 x 2.00m	5'7" x 6'7"
Bathroom	2.16 x 2.00m	6'11" x 6'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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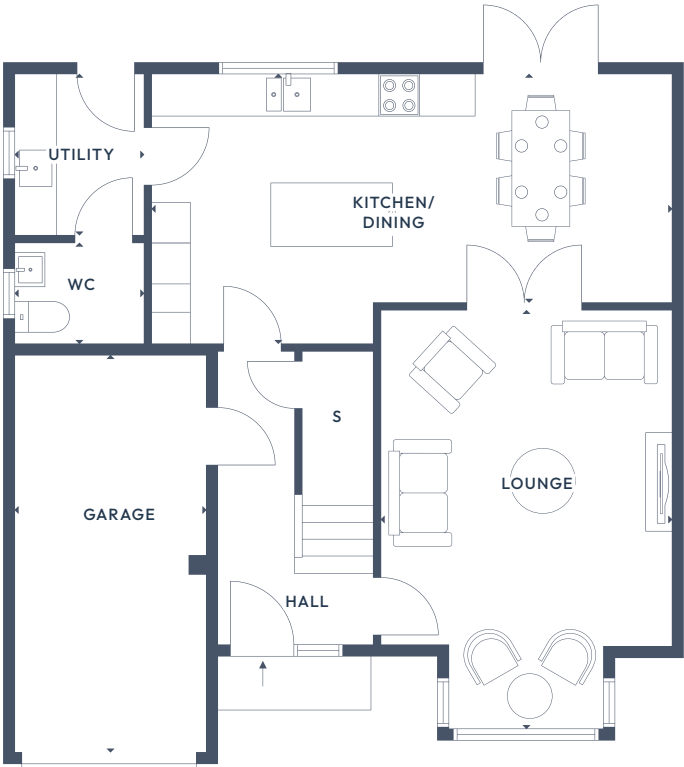


The Oleander.

4 BEDROOM DETACHED HOME

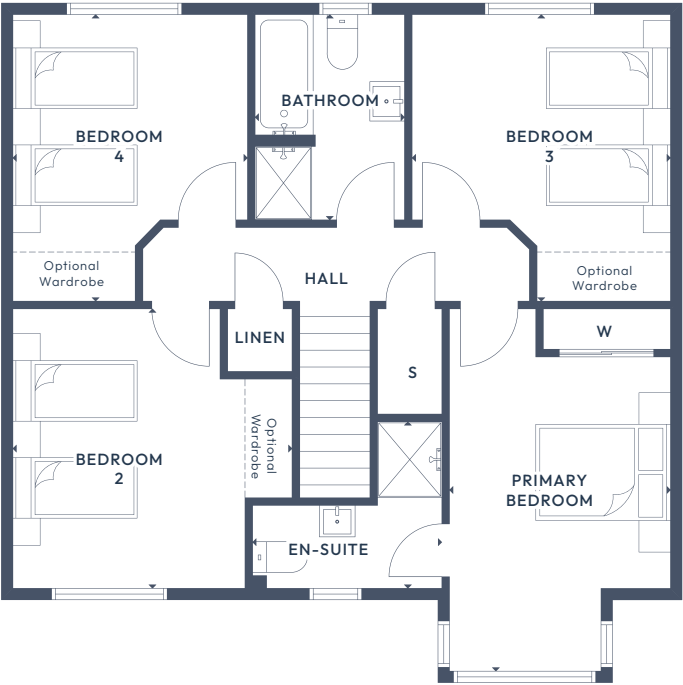
GROUND FLOOR:

FIRST FLOOR: x4 x2



GROUND FLOOR

Lounge	5.97 x 4.12m	19'7" x 13'6"
Kitchen/Dining	3.85 x 7.35m	12'7" x 24'1"
Utility	2.32 x 1.86m	7'7" x 6'1"
WC	1.44 x 1.86m	4'8" x 6'1"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	5.20 x 3.12m	17'0" x 10'3"
Ensuite	2.36 x 2.72m	7'9" x 8'11"
Bedroom 2	3.96 x 3.98m	12'11" x 13'0"
Bedroom 3	4.06 x 3.67m	13'4" x 12'0"
Bedroom 4	4.06 x 3.32m	13'4" x 10'11"
Bathroom	2.92 x 2.12m	9'7" x 6'11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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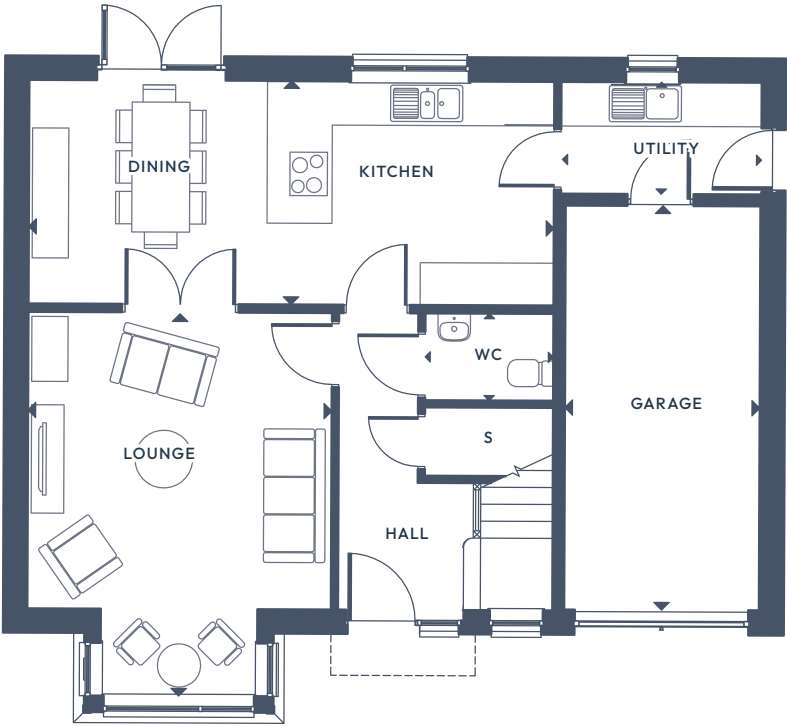


The Jacaranda.

5 BEDROOM DETACHED HOME

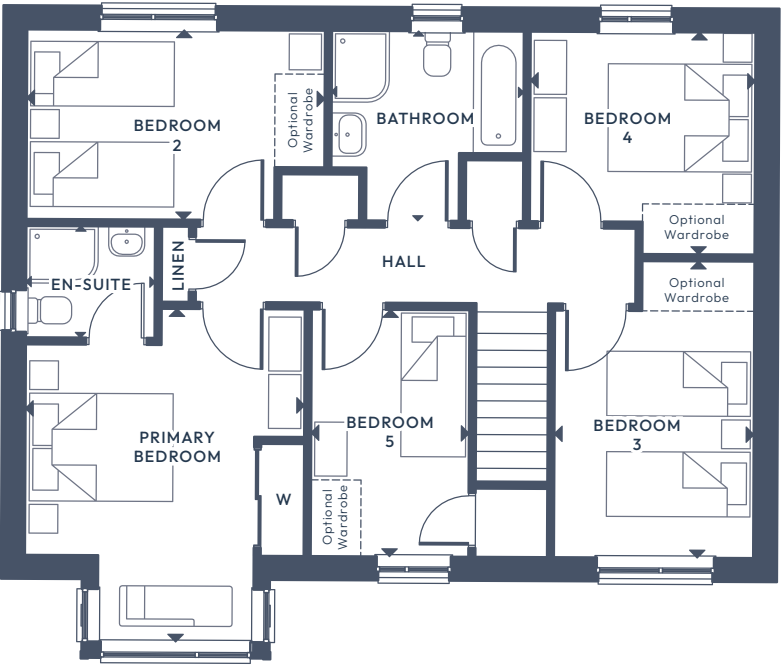
GROUND FLOOR:

FIRST FLOOR: x5 x2



GROUND FLOOR

Lounge	5.31 x 4.21m	17'5" x 13'9"
Kitchen/Dining	3.10 x 7.28m	10'2" x 23'10"
Utility	1.55 x 2.78m	5'1" x 9'1"
WC	1.21 x 1.78m	3'11" x 5'10"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	4.64 x 3.89m	15'3" x 12'9"
Ensuite	1.55 x 1.80m	5'1" x 5'10"
Bedroom 2	2.65 x 4.15m	8'8" x 13'7"
Bedroom 3	4.13 x 2.79m	13'7" x 9'1"
Bedroom 4	3.10 x 3.13m	10'2" x 10'3"
Bedroom 5	3.44 x 2.20m	11'3" x 7'2"
Bathroom	2.68 x 2.65m	8'9" x 8'8"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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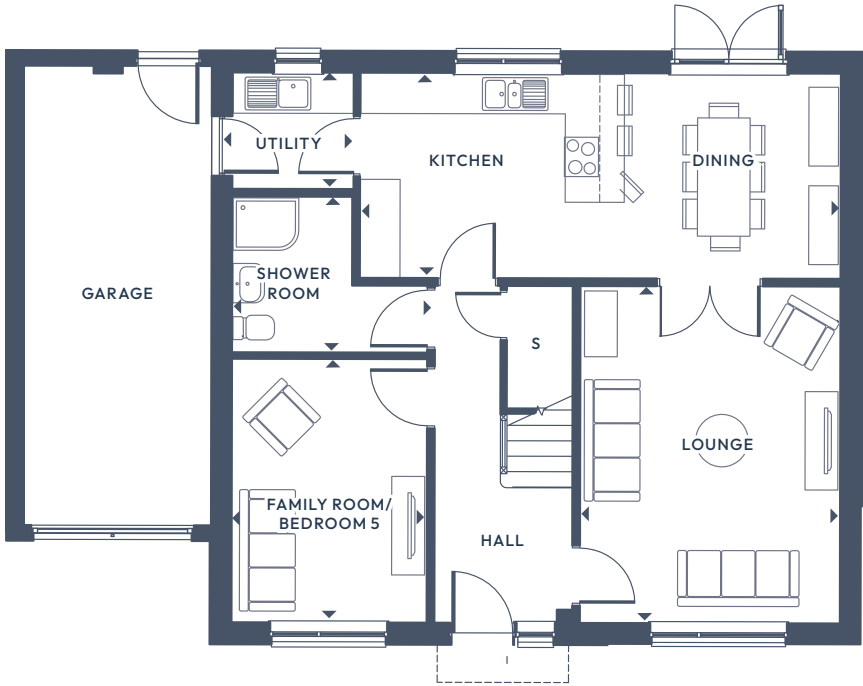


The Orchid.

5 BEDROOM DETACHED HOME

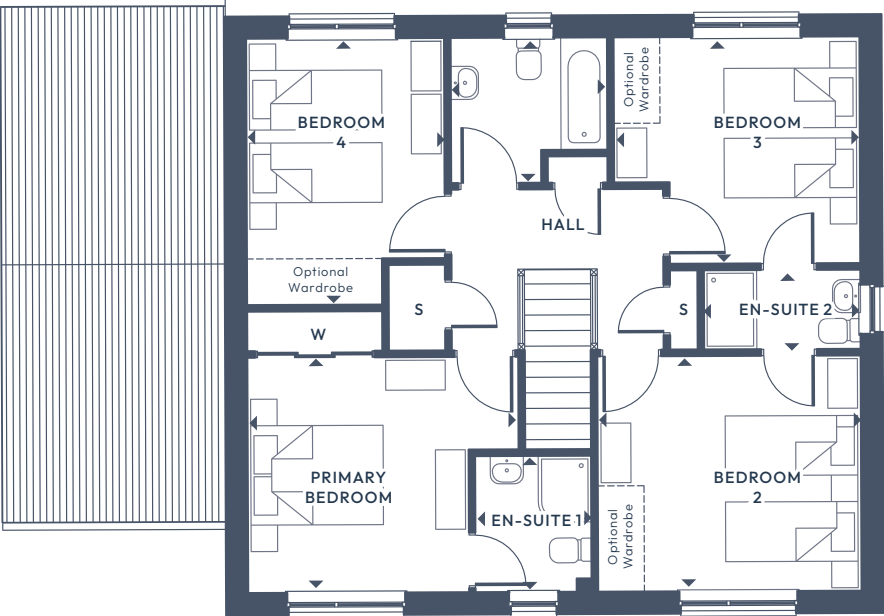
GROUND FLOOR:

FIRST FLOOR: x4 x3



GROUND FLOOR

Lounge	5.14 x 3.96m	16'10" x 13'0"
Kitchen/Dining	3.13 x 7.33m	10'3" x 24'0"
Utility	1.78 x 1.85m	5'10" x 6'1"
Shower Room	2.38 x 2.98m	7'9" x 9'9"
Fam Room/Bed 5	4.02 x 2.98m	13'2" x 9'9"
Garage	7.00 x 3.00m	22'11" x 9'10"



FIRST FLOOR

Primary Bedroom	3.56 x 4.10m	11'8" x 13'5"
Ensuite 1	2.06 x 1.76m	6'9" x 5'9"
Bedroom 2	3.56 x 3.98m	11'8" x 13'1"
Ensuite 2	1.20 x 2.37m	3'11" x 7'9"
Bedroom 3	3.43 x 3.72m	11'3" x 12'2"
Bedroom 4	4.03 x 3.00m	13'2" x 9'10"
Bathroom	2.20 x 2.37m	7'2" x 7'9"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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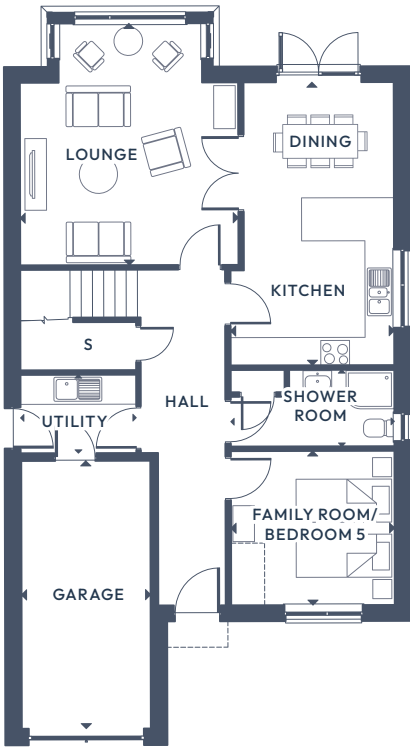


The Japonica.

5 BEDROOM DETACHED VILLA

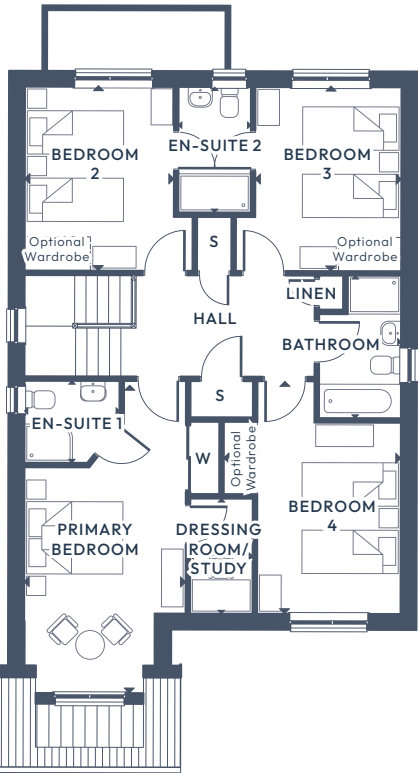
GROUND FLOOR:

FIRST FLOOR:



GROUND FLOOR

Lounge	5.05 x 4.56m	16'7" x 14'11"
Kitchen/Dining	5.92 x 3.42m	19'5" x 11'2"
Utility	1.64 x 2.42m	5'4" x 7'11"
Shower Room	1.60 x 3.42m	5'3" x 11'2"
Fam Room/ Bed 5	3.23 x 3.42m	10'7" x 11'2"
Garage	5.60 x 2.70m	18'4" x 8'10"



FIRST FLOOR

Primary Bedroom	6.39 x 3.35m	20'11" x 11'0"
En-Suite 1	1.70 x 1.97m	5'7" x 6'5"
Study	2.39 x 1.30m	7'10" x 4'3"
Bedroom 2	3.82 x 3.49m	12'6" x 11'5"
En-Suite 2	2.60 x 1.50m	8'6" x 4'11"
Bedroom 3	3.82 x 3.43m	12'6" x 11'3"
Bedroom 4	4.83 x 3.68m	15'10" x 12'0"
Bathroom	3.00 x 1.80m	9'8" x 5'11"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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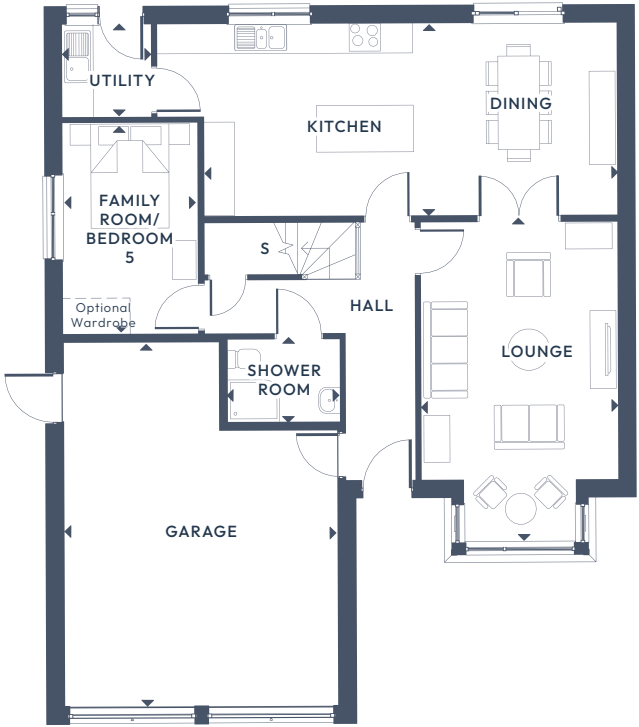


The Azalea.

5 BEDROOM DETACHED HOME

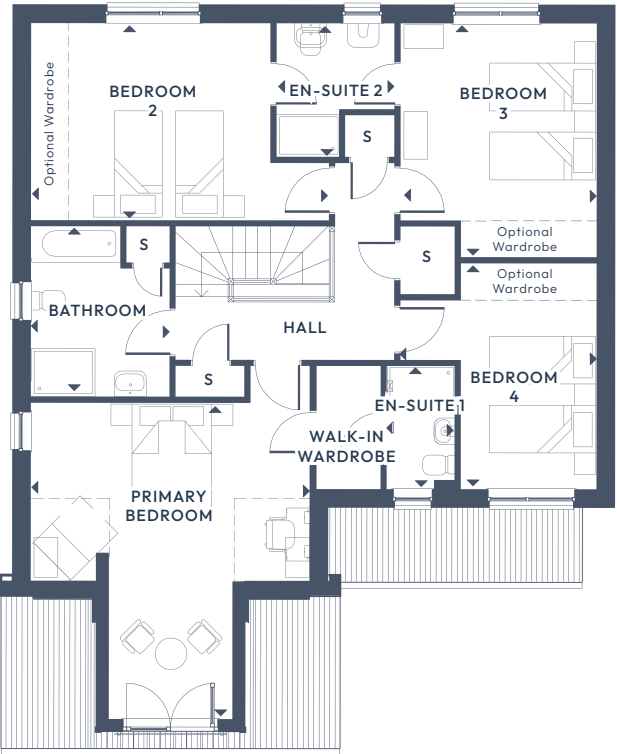
GROUND FLOOR:

FIRST FLOOR: x4 x3



GROUND FLOOR

Lounge	6.17 x 3.80m	20'3" x 12'5"
Kitchen/Dining	8.86 x 3.72m	29'0" x 12'2"
Utility	1.80 x 1.73m	5'11" x 5'8"
Shower Room	1.61 x 2.18m	5'3" x 7'1"
Fam Room/Bed 5	4.08 x 2.61m	13'4" x 8'7"
Garage	7.00 x 5.27m	22'11" x 17'3"



FIRST FLOOR

Primary Bedroom	5.98 x 5.28m	19'7" x 17'3"
En-Suite 1	2.34 x 1.50m	7'8" x 4'11"
Bedroom 2	3.73 x 5.64m	12'3" x 18'6"
En-Suite 2	2.54 x 2.24m	8'4" x 7'4"
Bedroom 3	4.43 x 3.72m	14'6" x 12'2"
Bedroom 4	4.28 x 3.72m	14'1" x 12'2"
Bathroom	3.23 x 2.63m	10'7" x 8'7"

ALL ROOMS ARE MEASURED FROM POINT TO POINT AS INDICATED ▲

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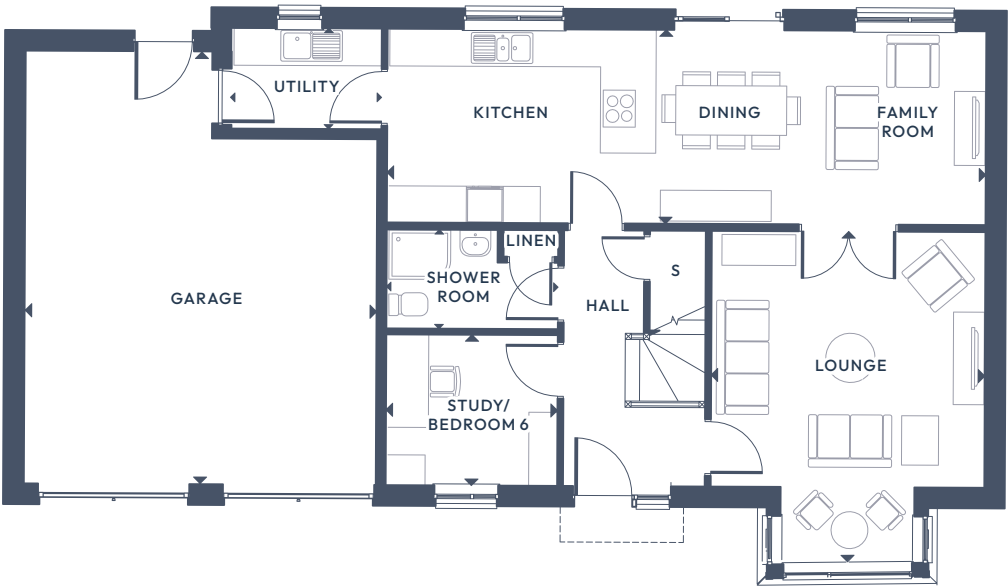


The Camellia.

6 BEDROOM DETACHED HOME

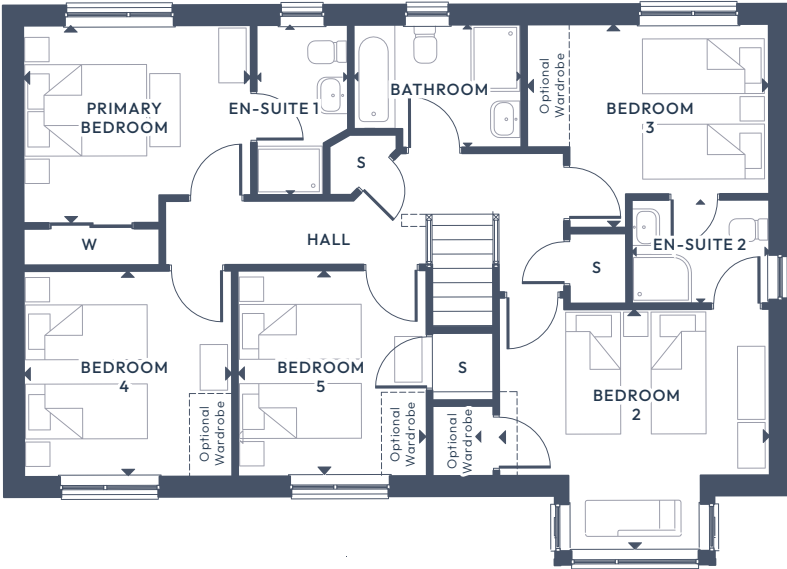
GROUND FLOOR:       

FIRST FLOOR:  x5  x3



GROUND FLOOR

Lounge	5.39 x 4.44m	17'8" x 14'7"
Kitchen/Dining/Family	3.15 x 9.71m	10'4" x 31'10"
Utility	1.63 x 2.43m	5'4" x 8'0"
Shower Room	1.61 x 2.78m	5'3" x 9'1"
Bedroom 6/Study	2.45 x 2.78m	8'0" x 9'1"
Garage	7.00 x 5.70m	22'11" x 18'8"



FIRST FLOOR

Primary Bedroom	3.24 x 3.74m	10'7" x 12'3"
En-suite 1	2.79 x 1.50m	9'2" x 4'11"
Bedroom 2	4.16 x 4.84m	13'8" x 15'10"
En-suite 2	1.70 x 2.26m	5'7" x 7'5"
Bedroom 3	3.34 x 3.97m	10'11" x 13'0"
Bedroom 4	3.38 x 3.42m	11'1" x 11'2"
Bedroom 6	3.38 x 3.79m	11'1" x 15'5"
Bathroom	2.02 x 2.75m	6'7" x 9'0"

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CAMPION
HOMES

Strathmore Meadows Meigle.

Forfar Road, PH12 8RS



HEAD OFFICE

Campion Homes
Pitreavie Drive
Pitreavie Business Park
Dunfermline
KY11 8US

01383 432600

TELEPHONE:

01828 920364

EMAIL:

sales@campionhomes.com

WEB:

campionhomes.com

