

Aberuchill View, Dundas Street, Comrie, PH6 2LN

Offers Over £230,000



IrvingGeddes  
W.S. • Solicitors • Estate Agents

## Aberuchill View, Dundas Street, Comrie, PH6 2LN

Irving Geddes are delighted to offer for sale this deceptively spacious end terrace period home, centrally located within the sought after Perthshire conservation village of Comrie. This extended family home has versatile accommodation over 2 floors & comprises on the ground floor; LOUNGE, DINING KITCHEN, BEDROOM & SHOWER ROOM. There is a large LANDING, 4 further BEDROOMS, BOX ROOM and BATHROOM on the upper floor.

The property has unrestricted on-street parking to the front and a large private garden. A spacious paved patio is immediately adjacent to the rear, with raised beds, areas of lawn, mature planting & timber shed. An integral boiler/store room is accessed from the side of the property.

Aberuchill View requires a programme of modernisation and offers much scope to implement their own design ideas. A fine family home enjoying large garden grounds, flexible accommodation & set within one of Scotland's most desirable villages, within easy walking distance of all amenities. Likely to have broad appeal & early viewing is strongly advised.

**Energy Performance** Rated D for efficiency. **Council Tax** Band 'E'.

**Viewing** Strictly by appointment through Irving Geddes.

**Video Walkthrough** <https://youtu.be/HnUAe1VWoBo>

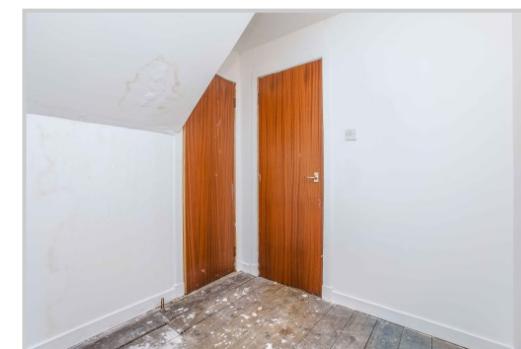
**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the cities of Perth & Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



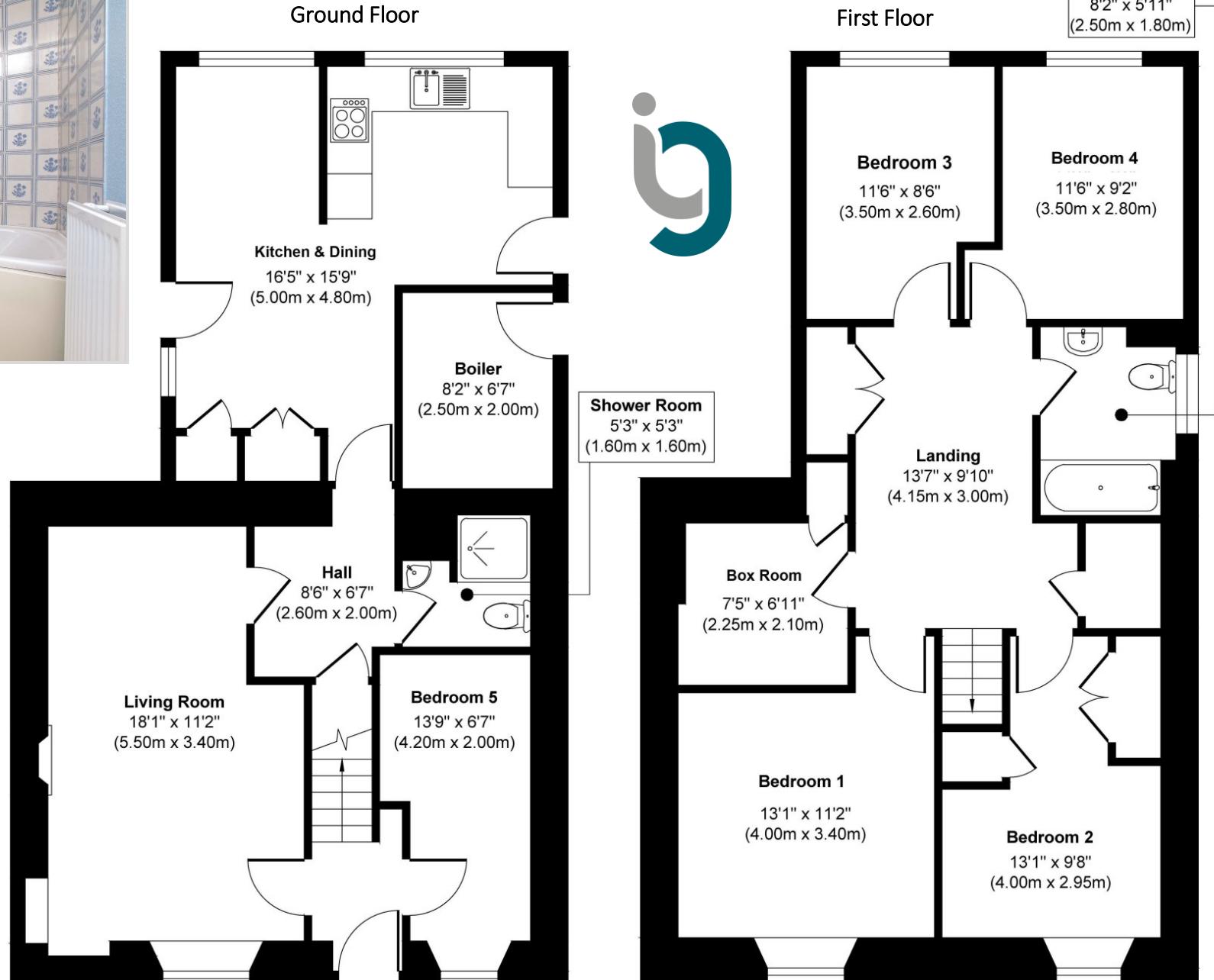












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

**Thinking of selling?**

Call us now for a free valuation for your own property

**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722