



1 EARNVIEW COURT, BURRELL STREET, COMRIE, PH6 2JP

OFFERS OVER £225,000

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Irving Geddes are delighted to offer for sale this immaculately presented and spacious three bedroom/three bathroom ground floor apartment located within an exclusive conversion of a former Church Hall.

Dating from 1847, the hall was converted into six apartments in 2014, and sits on the western periphery of the highly sought after Perthshire conservation village of Comrie, within an easy walk of the centre. This, the former 'show flat', boasts a generous layout comprising: VESTIBULE, spacious L-Shaped HALL, LOUNGE open to DINING KITCHEN, FAMILY BATHROOM, MASTER BEDROOM with WALK-IN WARDROBE & EN-SUITE SHOWER ROOM, 2 further DOUBLE BEDROOMS, one with EN-SUITE SHOWER ROOM and the third, currently utilised as a dining room, also benefits from a charming STUDY/SEATING area located to the front. Externally there is an ample private/guest parking area to the rear. The property is warmed by gas central heating & double glazed throughout.

The maintenance & utility costs of the communal areas is managed by a friendly residents association (£50 per month). A property of rare quality located in one of Scotland's most desirable villages. No.1 Earnview Court will be a welcome addition to the market and will appeal to a broad range of buyer; to those looking for a permanent residence, holiday home or letting property. Early internal viewing is strongly advised.

Viewing Strictly by appointment through Irving Geddes on 01764 670325.

Council Tax Band 'C'

Video Tour <https://youtu.be/4s8U00kzwYw>

Energy Performance Rated 'C' for efficiency.

Services Mains Water, Drainage, Electric and Gas.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and 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).

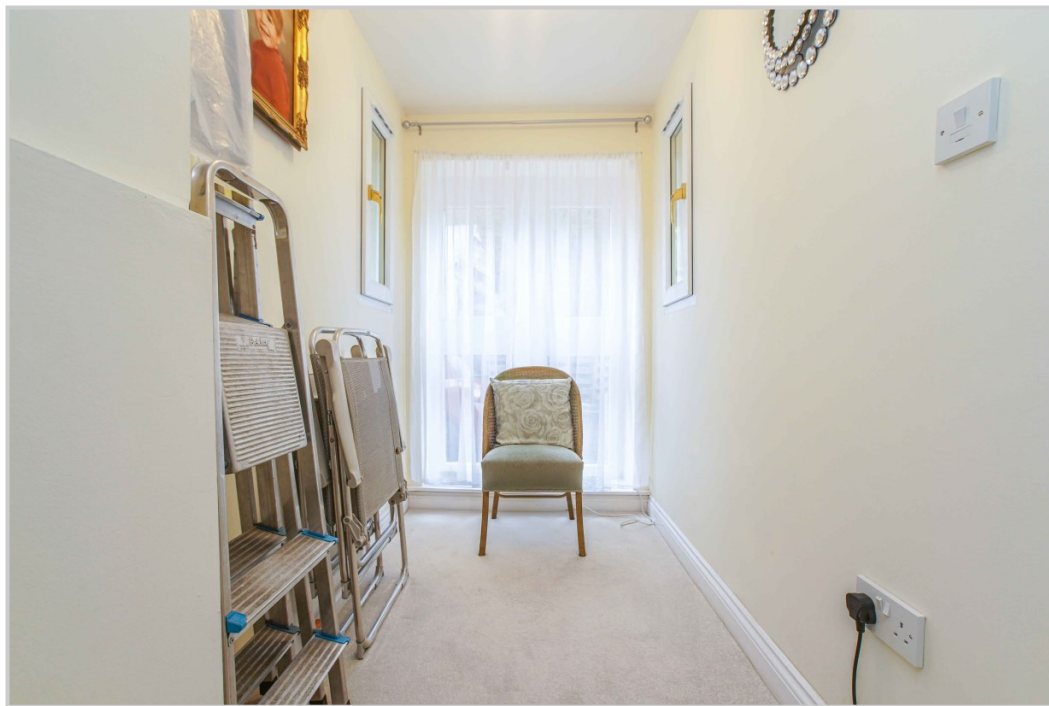




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

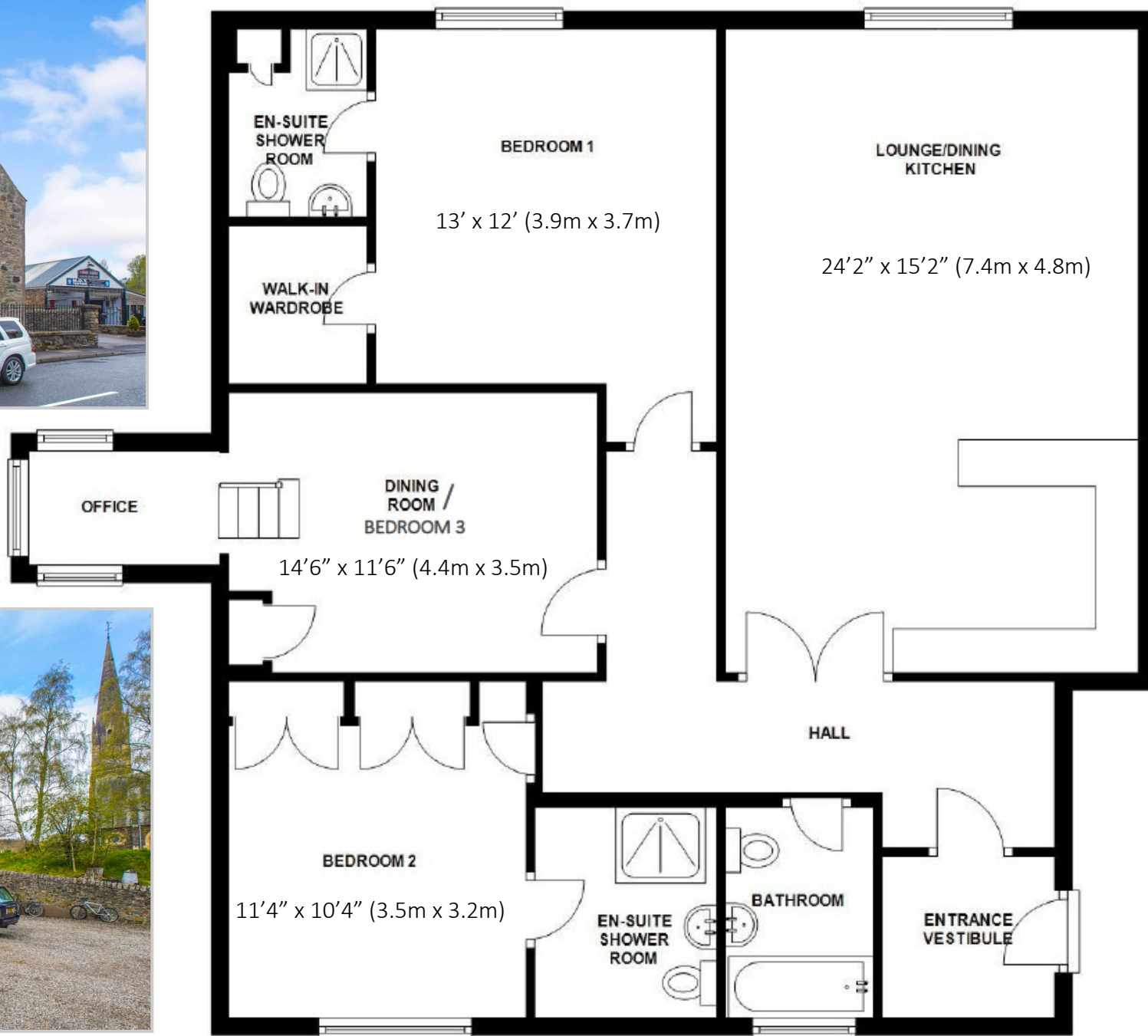








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Aberfeldy

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