

CRUACHAN

BARRACK ROAD, COMRIE, PH6 2EQ

OFFERS OVER £380,000







CRUACHAN, BARRACK ROAD, COMRIE, PH6 2EQ

Irving Geddes are delighted to offer for sale this charming and spacious home enjoying large garden grounds in a most private setting, within the sought after Perthshire conservation village of Comrie. Cruachan a versatile layout, set over two floors and comprises on the ground floor; ENTRANCE VESTIBULE, HALL with storage, SITTING ROOM/BEDROOM, LIVING ROOM with direct access to the garden, DINING ROOM, KITCHEN, DOUBLE BEDROOM and SHOWER ROOM. The upper floor has TWO DOUBLE BEDROOMS, SINGLE BEDROOM & BATHROOM. The property is warmed by gas central heating.

The property boasts generous and private garden grounds extending to some 0.6 acres and is bounded by mature hedges, timber and post & wire fences. There is ample private parking adjacent to a detached double garage with adjoining workshop & shed. The grounds surround the property with areas of lawn, paved patio and mature planting.

A rarely available individual detached property presented in move-in condition & offering a versatile layout. Centrally located within easy reach of all amenities in one of Scotland's most desirable small villages. Likely to have broad appeal, early viewing is advised.

Video Walkthrough <https://youtu.be/RORochGHY7g> **Energy Rating** E

Services Mains water, electricity, gas and drainage.

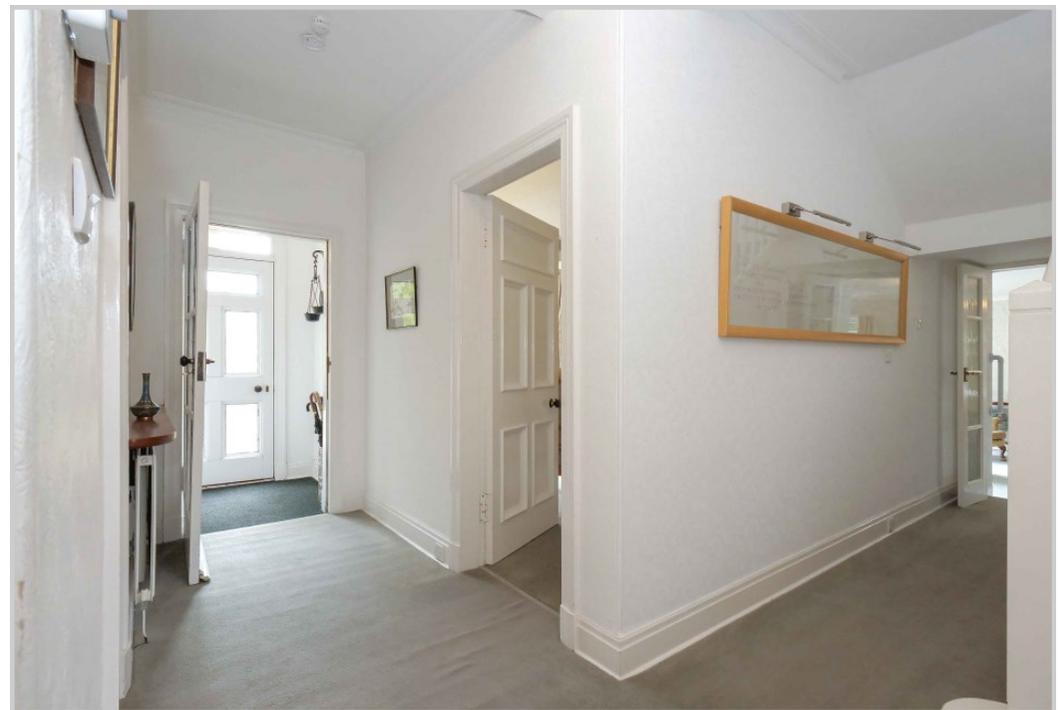
Location This is an area of national scenic beauty. Comrie is renowned as a delightful and vibrant village with an excellent range of local services, including a local primary school, health centre, dentist, library, individual retailers & hostellers. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls). Both salmon and trout fishing on the River Earn can be taken locally. There are golf courses in both Comrie and Crieff, whilst Gleneagles Hotel provides its Championship courses and additional recreational facilities including, including spa, swimming pool & equestrian centre. Crieff, about 7mls to the east, provides comprehensive facilities including 2 supermarkets, secondary school, leisure centre and bank. The well known private schools of Morrison's Academy & Ardvreck Preparatory School are in Crieff, whilst the Glenalmond, Strathallan and Kilgraston are all within convenient access of Cruachan.

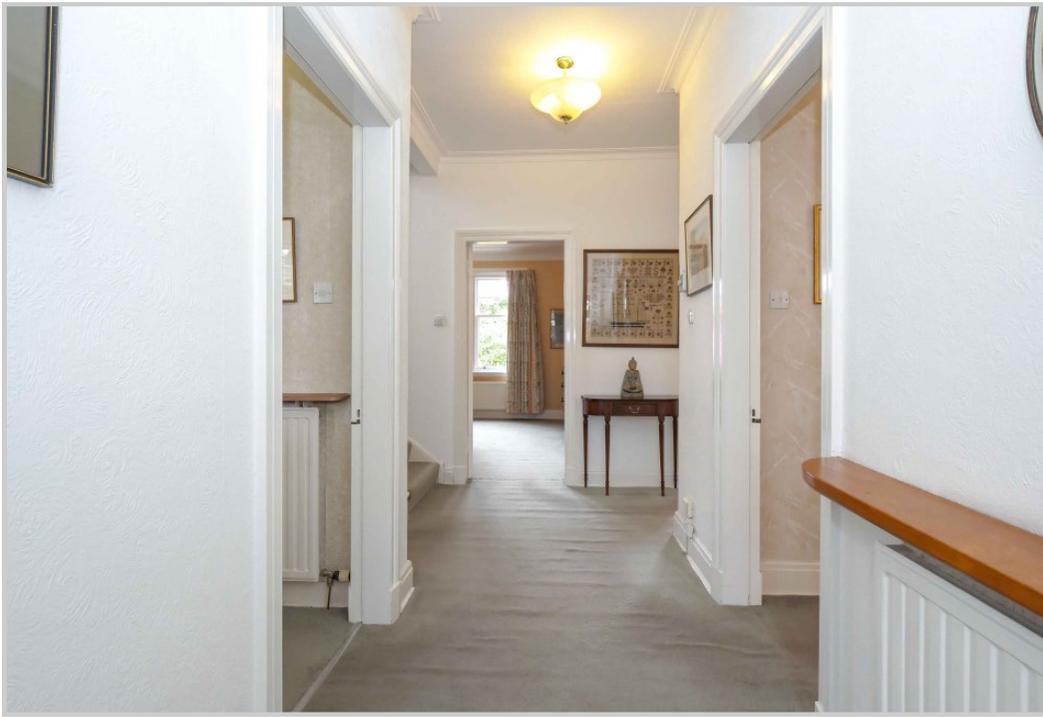
Perth, known as the 'Fair City', lies some 24mls to the east & offers extensive facilities including a railway station, concert hall, theatre and cinema. Comrie lies in a most accessible and charming area of Scotland with swift journeys to the major cities of the Central Belt. Both Edinburgh & Glasgow lie approx. 55 miles distant with a main line railway station at Dunblane.





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.

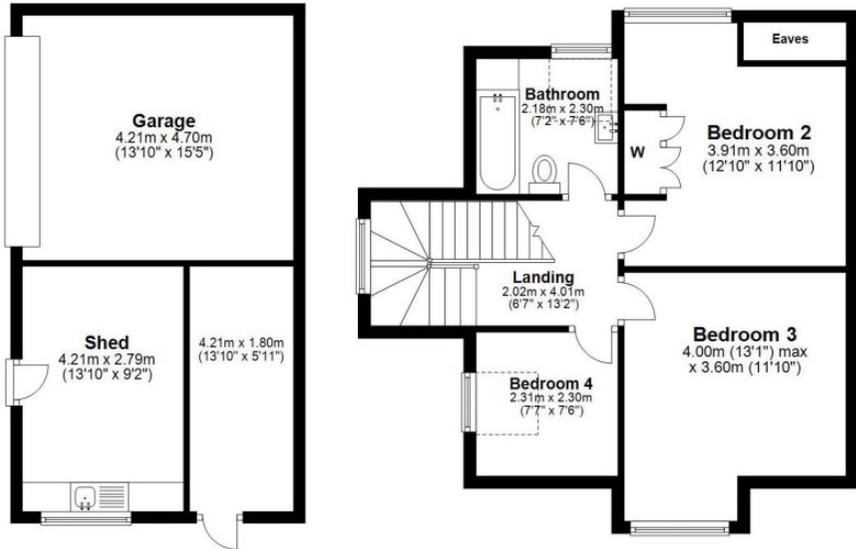






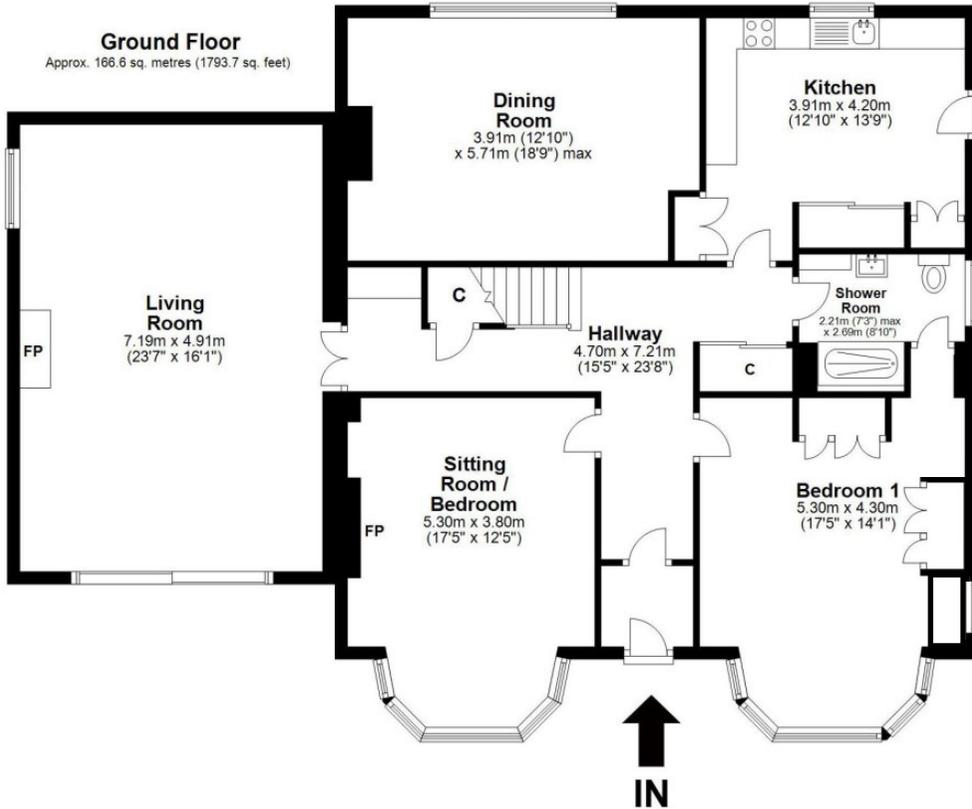
First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Ground Floor

Approx. 166.6 sq. metres (1793.7 sq. feet)









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