



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

ROSS BRIDGE COTTAGE, THE ROSS, COMRIE, PH6 2JR

OFFERS OVER £425,000

## Ross Bridge Cottage, The Ross, Comrie, PH6 2JR

Irving Geddes are delighted to offer for sale this extremely well presented and deceptively spacious three bed detached cottage with stunning wrap-around gardens set in one fifth of an acre, located in the highly sought after area of The Ross, on the edge of the beautiful conservation village of Comrie, yet within easy walking distance to the village.

Versatile accommodation comprising; T-shaped **Entrance Hall**, **Living Room** with multi-fuel stove, **Dining Room**, **Conservatory** with multi-fuel stove, Country style **Kitchen**, **Double Bedroom**, **Bathroom** and **Study/Sitting Room** giving access to the upper floor which comprises; **Two Double Bedrooms (master with en-suite shower)**. The property is warmed by gas central heating with timber framed double glazed units throughout.

The property is set within immaculate, well stocked garden grounds with a sunny southerly aspect. Boasting a large stone outbuilding currently utilised as a garage/workshop, but once a Weaver's Cottage, has huge development potential subject to obtaining all necessary planning permissions. There is also a fully insulated studio/office with power and light. To the rear of the property is a large sheltered area of decking which can be accessed from the conservatory via French doors. A practical, well landscaped space and child/pet friendly garden bordered by an attractive stone wall which built with the same stone used to build the original Ross Bridge. The garden also features external mains lighting, thus creating a magical atmosphere in the evening.

Ross Bridge Cottage is a property rare to the local market, enjoying an enviable position, and one combining character with modern construction & design. Presented in immaculate condition & likely to have broad appeal, early viewing is advised.

**Viewing** Strictly by appointment through Irving Geddes W.S. 01764 653771 / 670325.

**Energy Rating:** 'E' **Council Tax Band:** 'C'

Mains electricity, water, gas with private drainage.

Video link: [https://youtu.be/o\\_nKHz4S4yg](https://youtu.be/o_nKHz4S4yg)







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.











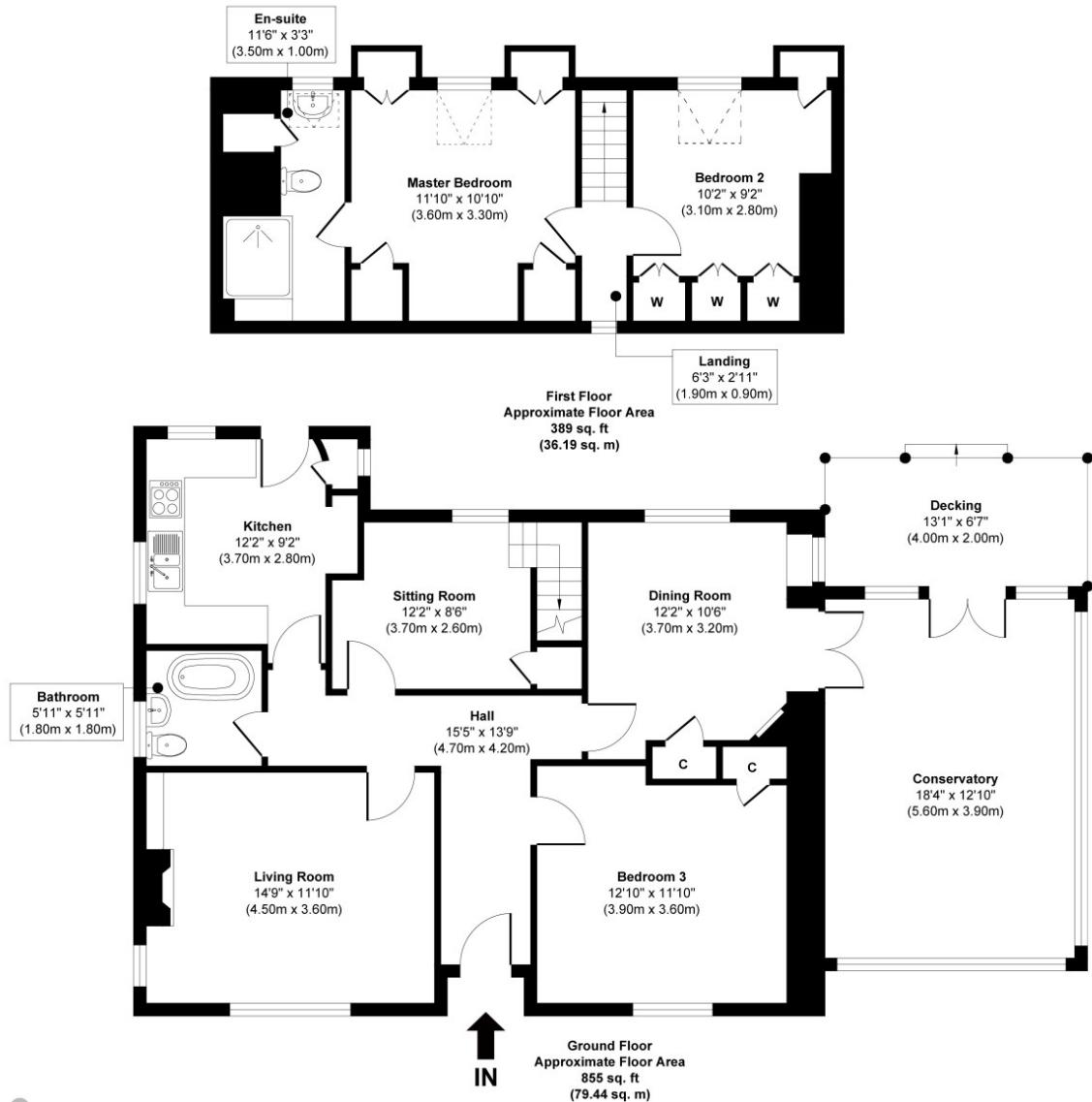








THE ROSS, COMRIE



**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  
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