

BRAEHEAD, MONUMENT ROAD, COMRIE, PH6 2LX

OFFERS OVER £280,000





## BRAEHEAD, MONUMENT ROAD, COMRIE, PH6 2LX

Irving Geddes are delighted to offer for sale this detached four bedroom property set within large grounds and enjoying an elevated position close to the every popular Perthshire conservation village of Comrie. A home very rare to the local market, enjoying a rural setting, yet located on the periphery of this sought-after village, only a short 10min tree-lined walk into Comrie. Braehead would benefit from refurbishment/modernisation & offers a fantastic opportunity for buyers upon which to place their own design ideas or extend the current accommodation, subject to obtaining the necessary permissions. The well-proportioned layout is set over two floors and comprises on the ground floor; ENTRANCE LOBBY, HALL, LOUNGE, SITTING ROOM, KITCHEN and BATHROOM. There are THREE BEDROOMS and a STORE ROOM/further single BEDROOM on the upper floor. Externally the grounds extend to 1/3 acre, and enjoy a southerly aspect, with extensive lawns, long private driveway, mature planting, various timber & metal sheds/storage and a most attractive outlook, with a woodland backdrop.

Braehead is a true rarity and as such is likely to attract considerable interest from a variety of buyers. Early interest is strongly advised.

**Council Tax** Band 'E' **Energy Performance** Rated 'F'

**Services** Mains Water & Electric, Electric Heating, Drainage to septic.

**Viewing** Strictly by appointment.

**Video Tour** <https://youtu.be/UABfCHKIPY8>

**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).

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

























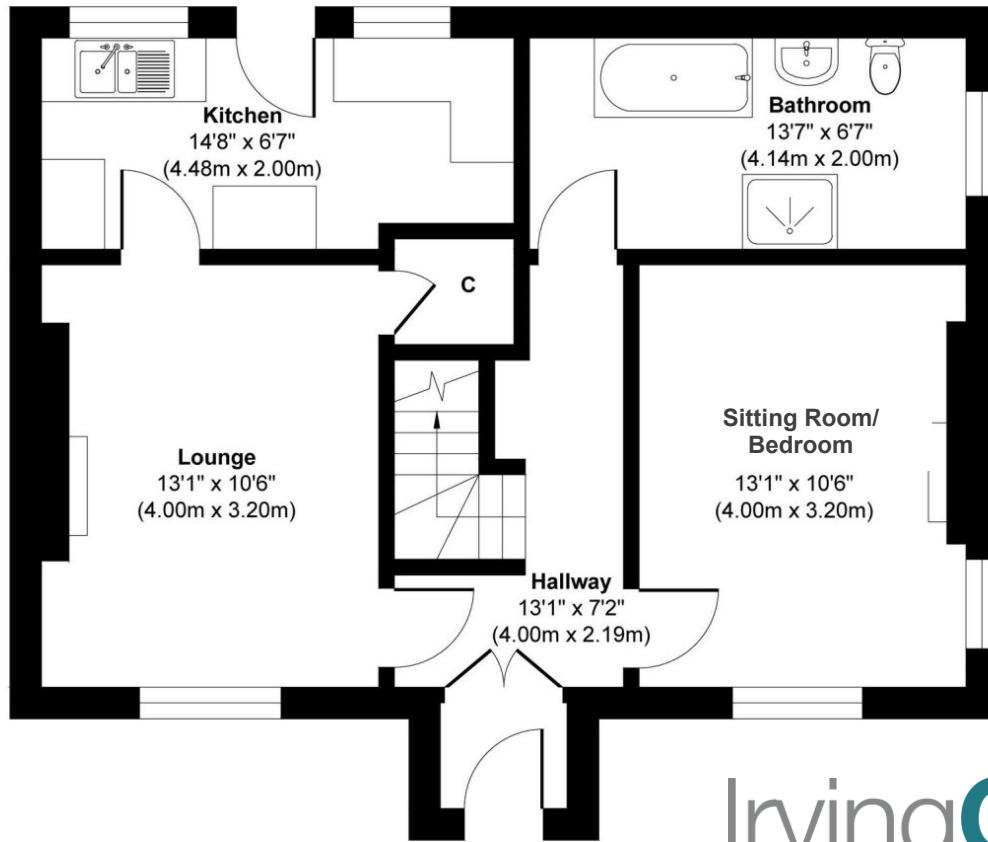




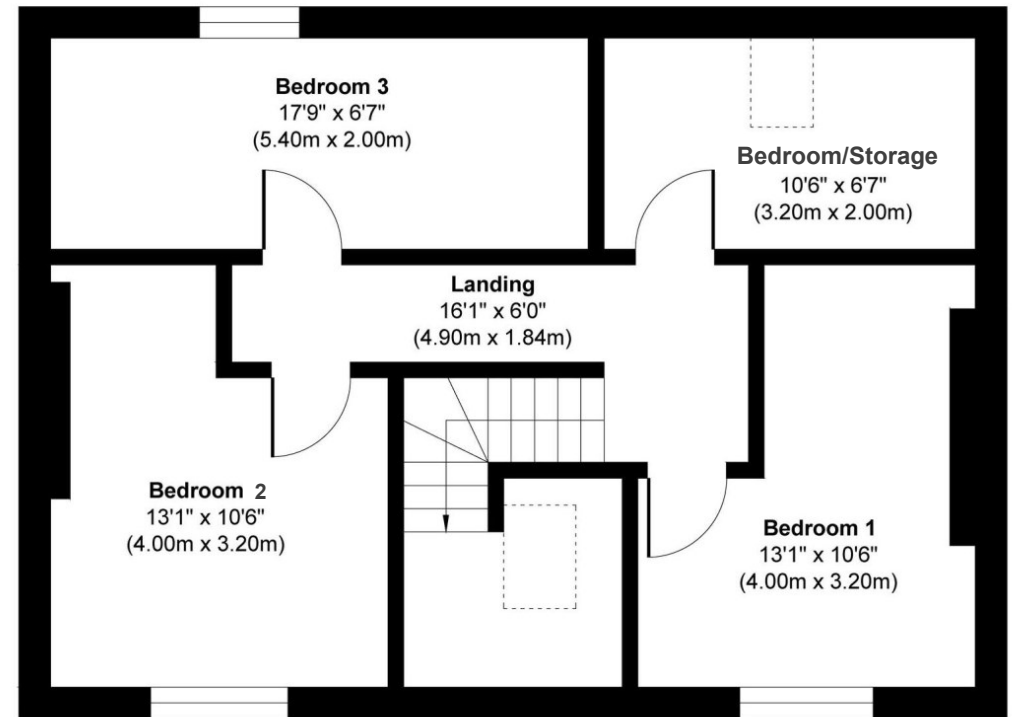


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





Ground Floor



First Floor





**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