

ARCH HOUSE, THE SQUARE  
DUNIRA, COMRIE, PERTHSHIRE, PH6 2JZ  
OFFERS OVER £250,000





Irving Geddes are delighted to offer this newly refurbished two bedroom mid-terrace property set in the stunning location of Dunira. This small community of privately owned properties within Dunira Estate lies some 3 miles west of the much sought-after conservation village of Comrie and 2.5 miles from beautiful St. Fillans on Loch Earn.

The substantial Arch House forms part of 'The Square' of privately owned residential properties. Located over two floors with private main door from within the arch, which leads to a central courtyard of allocated parking. A entrance lobby provides access to the lounge, and has stairs leading to the upper accommodation. A generously sized & immaculately presented public room has a dual-aspect, two windows overlooking the courtyard, with a wood-burning stove centred between and another looking out over a private area of lawn. Located off the lounge is a most attractive modern shower room. The beautiful contemporary dining kitchen has a range of wall & base units, central island, wood-burning stove & space for a dining suite & seating area. The kitchen also benefits from a dual aspect & larder cupboard. The upper floor comprises two double bedrooms and contemporary bathroom.

Externally there is private parking adjacent to the property within the courtyard, an open area of lawn located on the right side of the access road, & a section of garden ground set to the west of the walled garden, a short walk away. Enjoying a pleasant setting alongside the Boltachan Burn, the private area measures approx. 20ft x 23ft and is a blank canvas to be landscaped by those with green fingers.

Full of character, with modern finishes, Arch House is likely to have broad appeal suiting a variety of purchasers, from those for a permanent home, second property or holiday let investment.

**Directions** Follow the A85 west from Crieff to Comrie. Continue on the A85 towards St. Fillans and proceed for approx. 3 miles, turning right at the second signpost to 'Dunira'. Drive into the Estate, turning left immediately prior to the walled garden. Take the next left and drive towards and through the Archway into the courtyard, parking on the right.

**Energy Performance:** Rated 'F'.

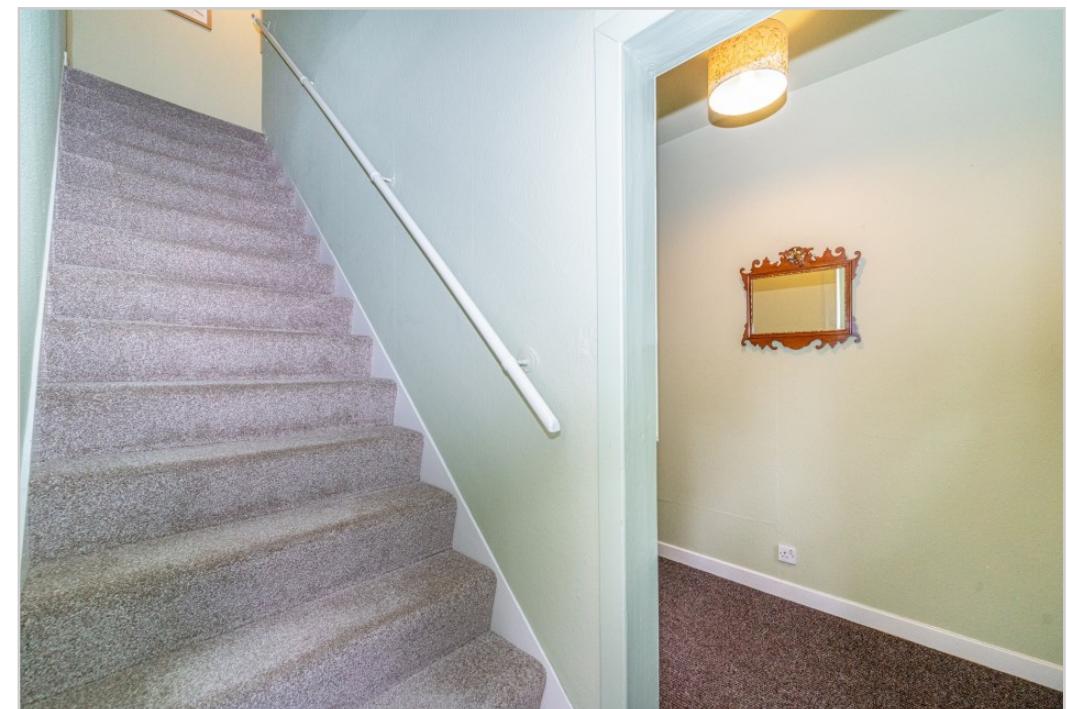
**Council Tax:** Band 'C'.

**Video Tour** <https://youtu.be/1G8tSNUYZbk>



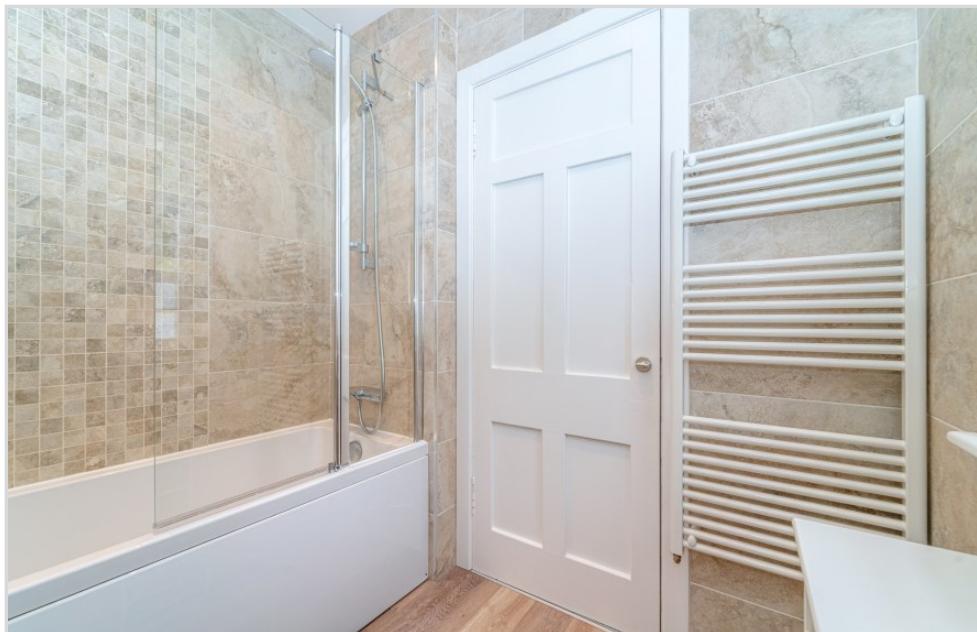












**Dunira** is set amidst spectacular scenery, at the centre of a designated National Scenic Area contiguous with the Comrie conservation area to the east & the Loch Lomond & Trossachs National Park to the west. Readily accessible with an easy commute to both Perth & Stirling and just over an hour from Glasgow & Edinburgh. This is an area of outstanding natural beauty and offers a huge variety of sporting/outdoor facilities including golf courses, sailing & watersports at Loch Earn, hillwalking and 'munro bagging', shooting & fishing.

The beautiful conservation village of Comrie, just 3 miles east of Dunira, lies on the banks of the River Earn and is in the heart of the scenic West Strathearn area of Perthshire, nestled on the edge of the Scottish Highlands. The village has an excellent Primary School with a school bus that collects from Dunira; secondary education is at Crieff High School. There are excellent private schools locally, with Ardvreck Prep School & Morrison's Academy in Crieff and Glenalmond around 18 miles to the east. Crieff provides an extensive range of services & lies just 9 miles to the east.

Comrie has a thriving, busy & friendly community and is well known for its "Flambeaux Parade" at New Year and 'Comrie Fortnight' in the summer. Both events and the many others in between are well supported by villagers and visitors alike. On a day to day basis Comrie has an excellent range of facilities including a post office, butcher, baker, delicatessen, greengrocer, several cafes and restaurants and more. There are 3 churches, a volunteer fire service, doctors' surgery and dentist. Comrie boasts an array of different clubs and societies (including a cinema club) to suit all ages and benefits from a well-used community centre in the heart of the village. There is also a golf club, play park & large recreational area which includes a cricket ground & skateboard park.

Close by is Comrie Croft, an award winning green destination offering hostel accommodation and glamping, tea garden and farm shop plus some of the best compact mountain bike trails in the country. Also within easy reach is Auchingarrich Wildlife Park with animals and activities for all ages; fly fishing; outstanding views and an excellent restaurant. And then there's Cultrybraggan Camp, first used as a prisoner of war camp in WW2; then as an army training area, this 90-acre area of land on the outskirts of Comrie is owned by the Comrie Development Trust which is working to develop the site as a model of sustainable development for rural communities across Scotland. Currently it is host to several local businesses as well as allotments, Comrie Community Orchard Group and the 'Comrie In Colour' team.

St Fillans, on the other side of Dunira is another busy community with outstanding views across Loch Earn. Here visitors and locals can enjoy fine dining, golf, clubs and societies as well as access to water sports.





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.



### 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