



FORTUNE'S GATE, BRACO ROAD, COMRIE, PH6 2HP  
OFFERS OVER £360,000

IrvingGeddes  
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## FORTUNE'S GATE, BRACO ROAD, COMRIE, PH6 2HP

Irving Geddes are delighted to offer for sale this substantial, flexible five bedroom modern villa set within large garden grounds. Located on the southern periphery of the sought after Perthshire conservation village of Comrie, on the road leading from Comrie to Braco, Fortune's Gate is within walking distance of the village centre. A versatile layout set over two floors and comprising on the ground floor; ENTRANCE HALL, RECEPTION HALL with wood burning stove, TWO DOUBLE BEDROOMS (master EN-SUITE SHOWER ROOM), triple glazed CONSERVATORY with brick base and timber frame, LOUNGE with wood-burning stove, KITCHEN, UTILITY ROOM and further SHOWER ROOM. On the first floor this is an upper landing with a walk-in storage room, FAMILY BATHROOM and three further DOUBLE BEDROOMS, one with 3 built-in wardrobes and a walk-in storage area.

A notable feature of the property are the extensive garden grounds comprise a large area of parking to the front and surrounded by lawn and mature planting. To the rear is a timber shed/workshop with adjoining covered store to the side and greenhouse

Warmed by gas central heating and double glazed throughout. The property would benefit from modernisation and offers huge potential. An individually designed property enjoying a private location in one of Scotland's most desirable villages. Likely to have broad appeal, early viewing is advised.

**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).

**Council Tax** Band 'G'    **Energy Performance** Rated 'E' for efficiency.

**Services** Mains Water, Drainage, Electric & Gas.

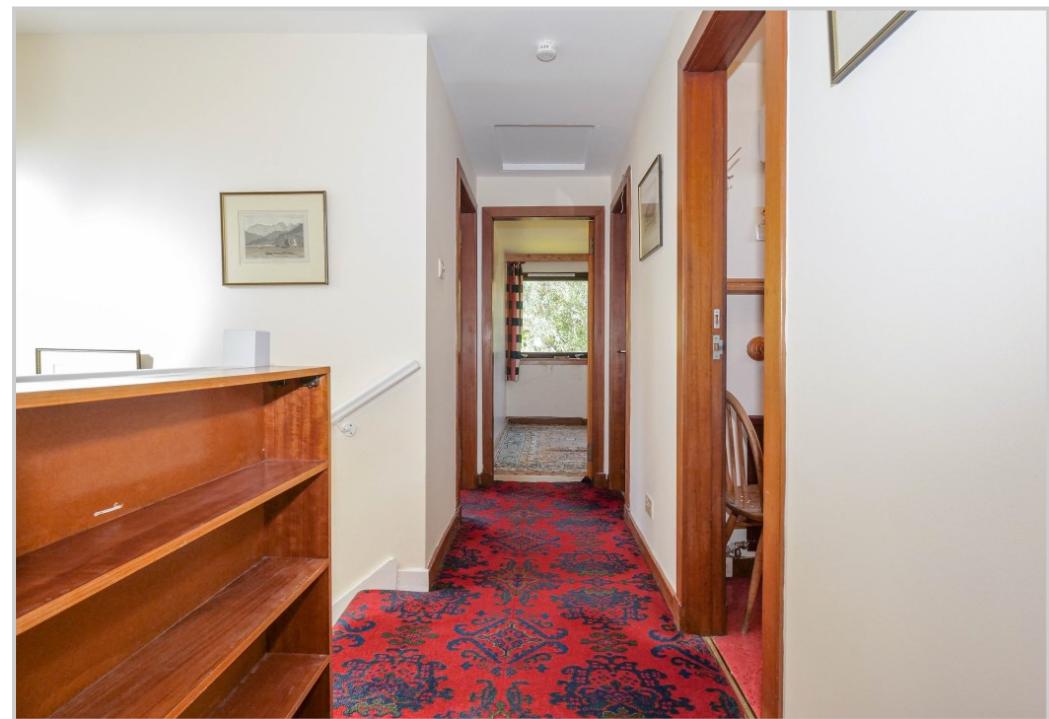
**Video Walkthrough** <https://youtu.be/EgvHRtNYGTw>



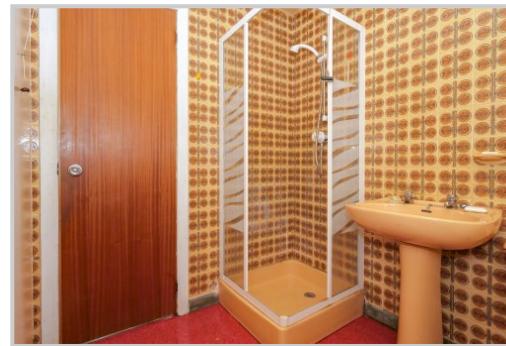




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

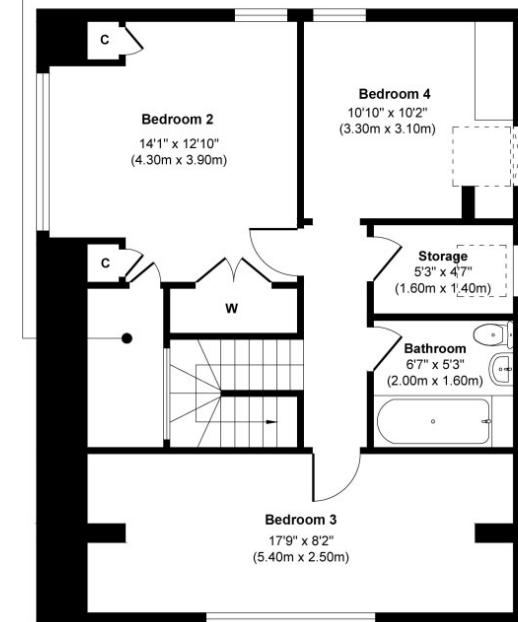












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6 The Square, PH15 2DD  
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