



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

IrvingGeddes
W.S. • Solicitors • Estate Agents

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 BED-ROOMS (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>



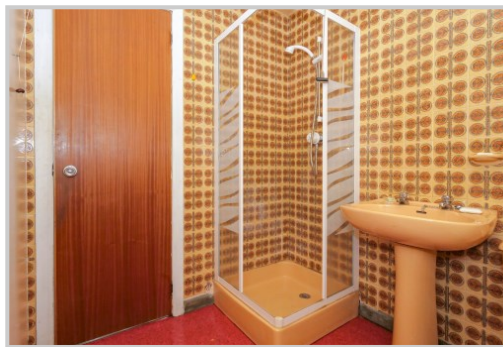




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

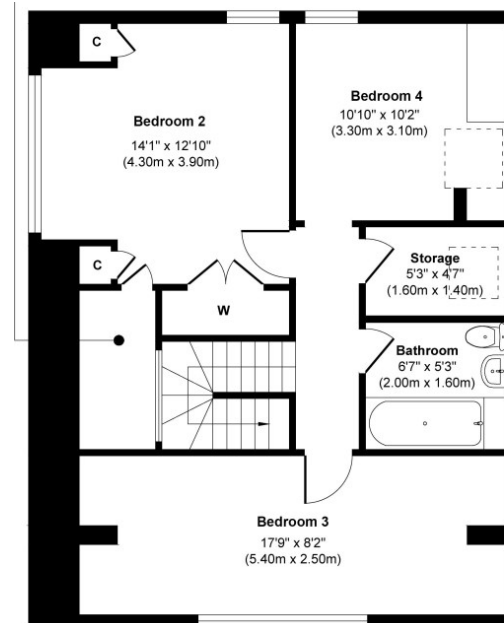












Thinking of selling?

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
Tel: 01887 822722