

WESTVIEW, DUNDAS STREET, COMRIE, PH6 2LN

OFFERS OVER £300,000



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Irving Geddes are delighted to offer for sale this most charming four bedroom extended period villa located within the highly sought after Perthshire conservation village of Comrie. Fully modernised by the current owners, Westview is beautifully presented and offers flexible accommodation over 3 levels. The ground floor comprises; ENTRANCE HALL, LOUNGE with wood-burning stove and attractive exposed stone wall, luxury modern BATHROOM, fully fitted contemporary BREAKFASTING KITCHEN open to the stunning FAMILY/DINING ROOM extension, which benefits from a vaulted ceiling and bi-fold doors to the rear garden. On the first floor there are TWO DOUBLE BEDROOMS (master EN-SUITE SHOWER ROOM), with two further BEDROOMS and LANDING on the upper floor.

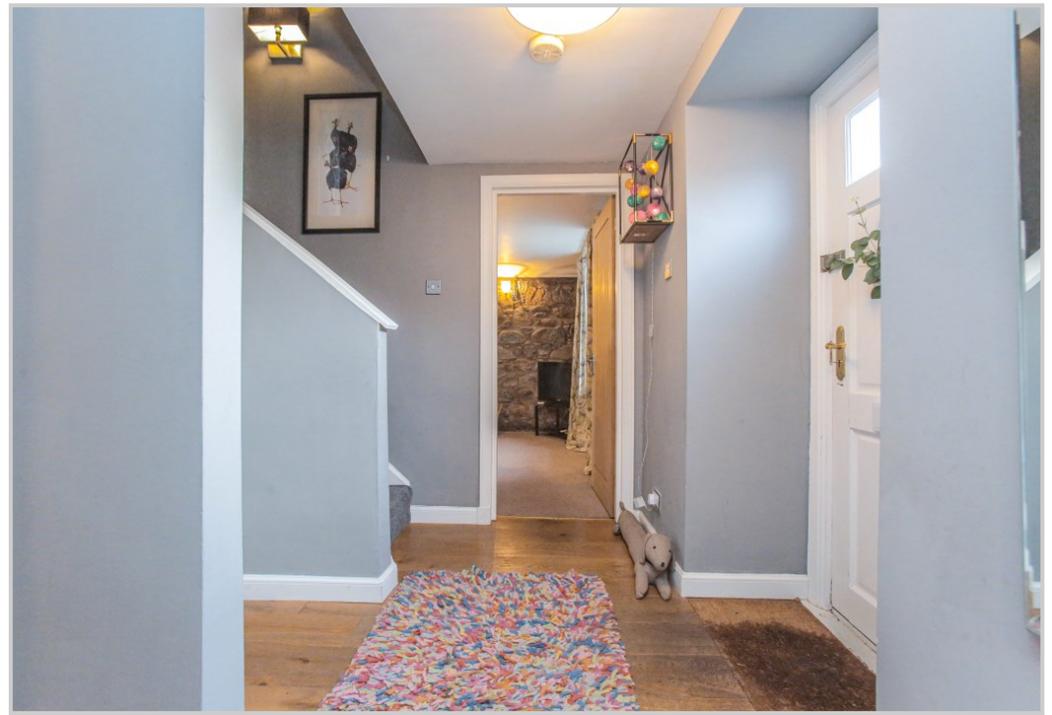
Notable features of the property are the extensive garden grounds & garden studio. There is a large patio area to the rear with adjacent log store. The substantial area of lawn is bordered by timber fencing and attractive stone wall to the rear, with open outlook beyond. A recent addition is the quality built studio, currently utilised as an office/storage space. The fully lined and insulated room has double glazed windows/door, power and lighting. There are also two timber sheds.

Westview is warmed by mains gas central heating & is double glazed throughout. An individual property full of character with contemporary finishes. Presented in true move-in condition & enjoying a central location within 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).





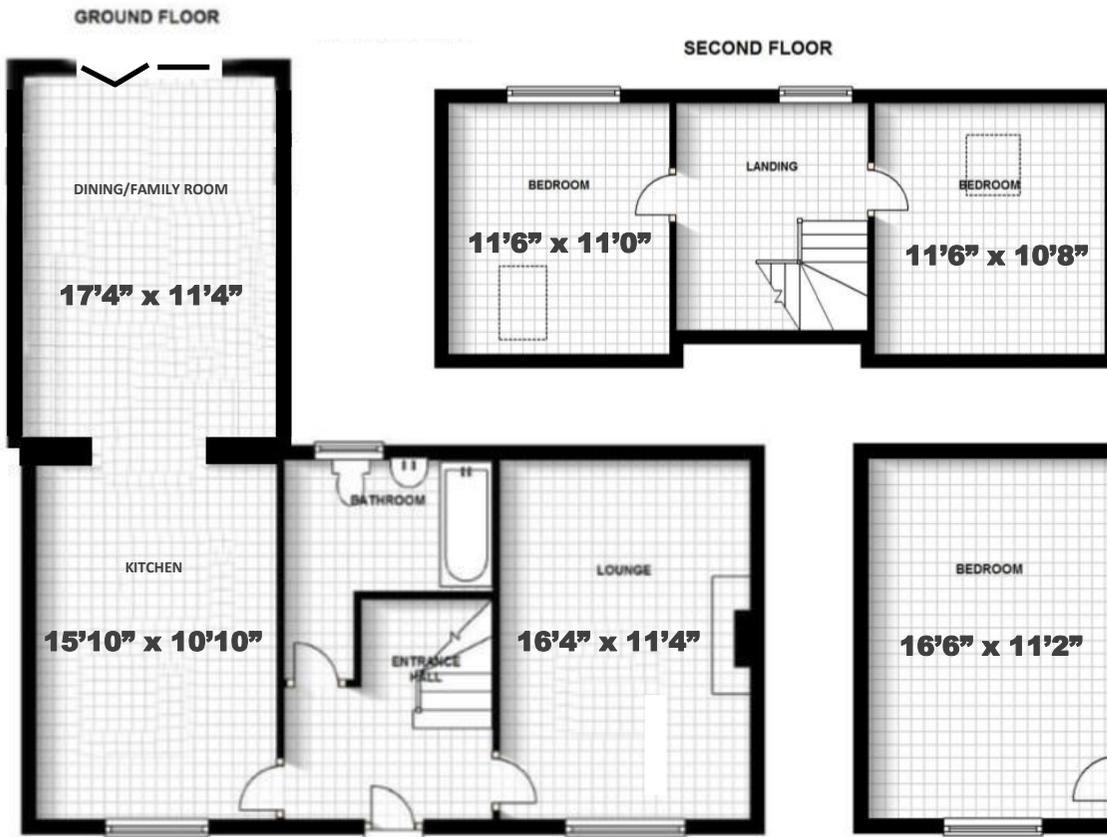












Council Tax Band 'E' Energy Performance Rated 'D' for efficiency.

Services Mains Water, Drainage, Electric and Gas.

Viewing Strictly by appointment through Irving Geddes.

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?

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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