

PENNWILL, DALGINROSS, COMRIE, PH6 2HB

GUIDE PRICE £170,000



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this most charming and spacious two bedroom semi-detached cottage centrally located within the highly sought after Perthshire conservation village of Comrie. The property would benefit from a degree of upgrading and offers a rare opportunity to enhance this fine period home. The layout is set over two floor and comprises; ENTRANCE VESTIBULE, LOUNGE with wood-burning stove, KITCHEN and rear VESTIBULE with CLOAKROOM/ WET ROOM to the rear. The upper floor has two LARGE DOUBLE BEDROOMS and spacious BATHROOM. There is a compact garden to the side and rear.

The windows are predominantly double-glazed and the heating is gas fired (via a Rayburn stove within the kitchen).

A property located in one of Perthshire's most desirable villages, and one likely to have broad appeal for first time buyers, investors & those looking for a second home. Early viewing is strongly 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 'D' **Energy Performance** Rated 'tbc' for efficiency.

Services Mains Water, Drainage, Electric and Gas.

Viewing Strictly by appointment through Irving Geddes

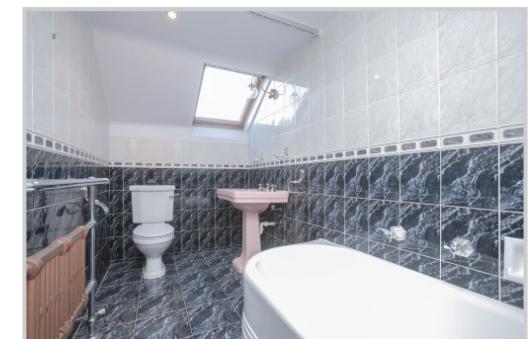
Video Tour <https://youtu.be/9N1oLjQONLo>

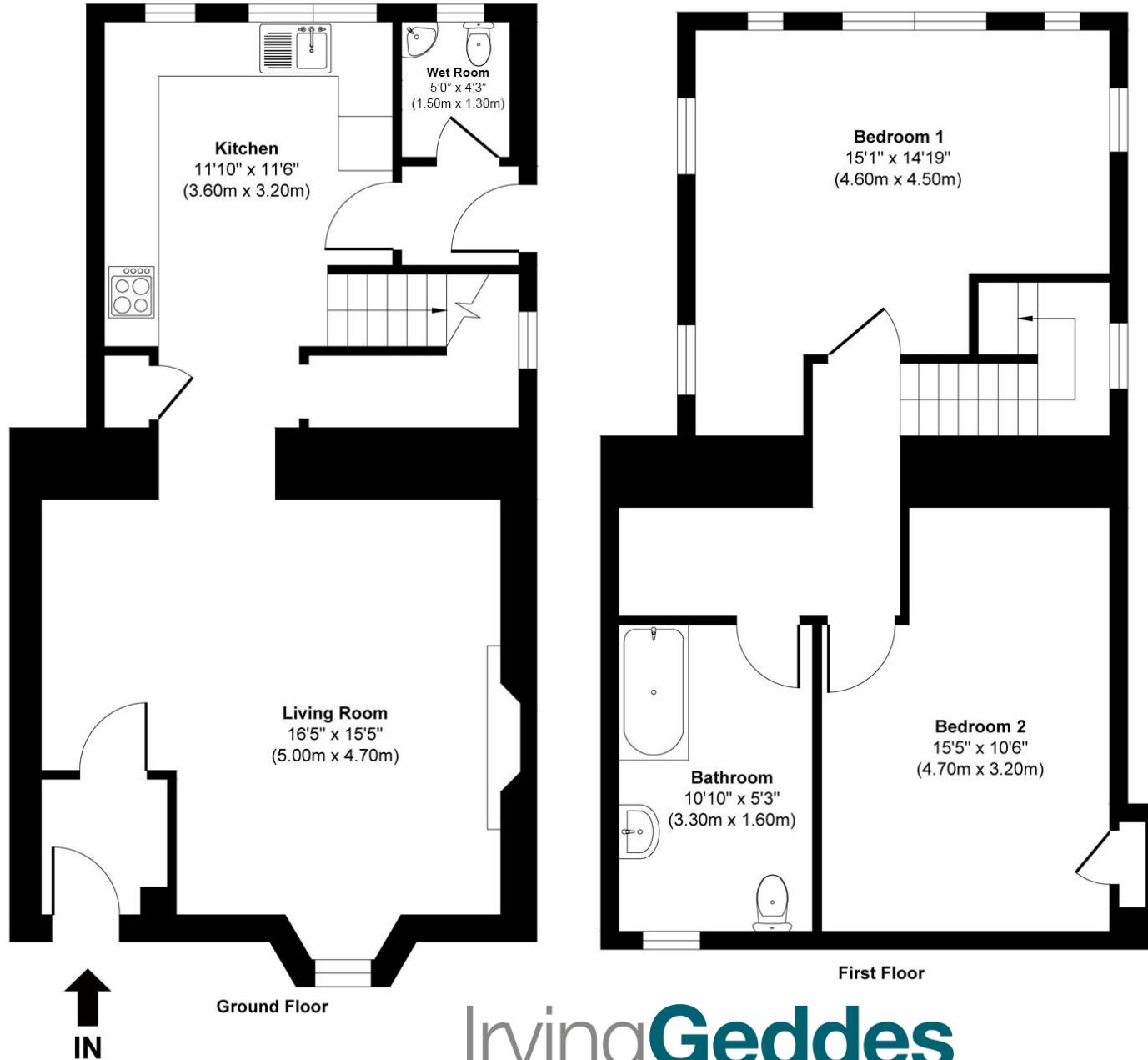




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.







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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