

PENNWILL, DALGINROSS, COMRIE, PH6 2HB

GUIDE PRICE £170,000



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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 floors 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>

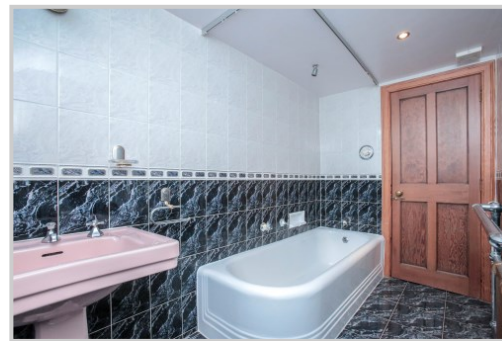
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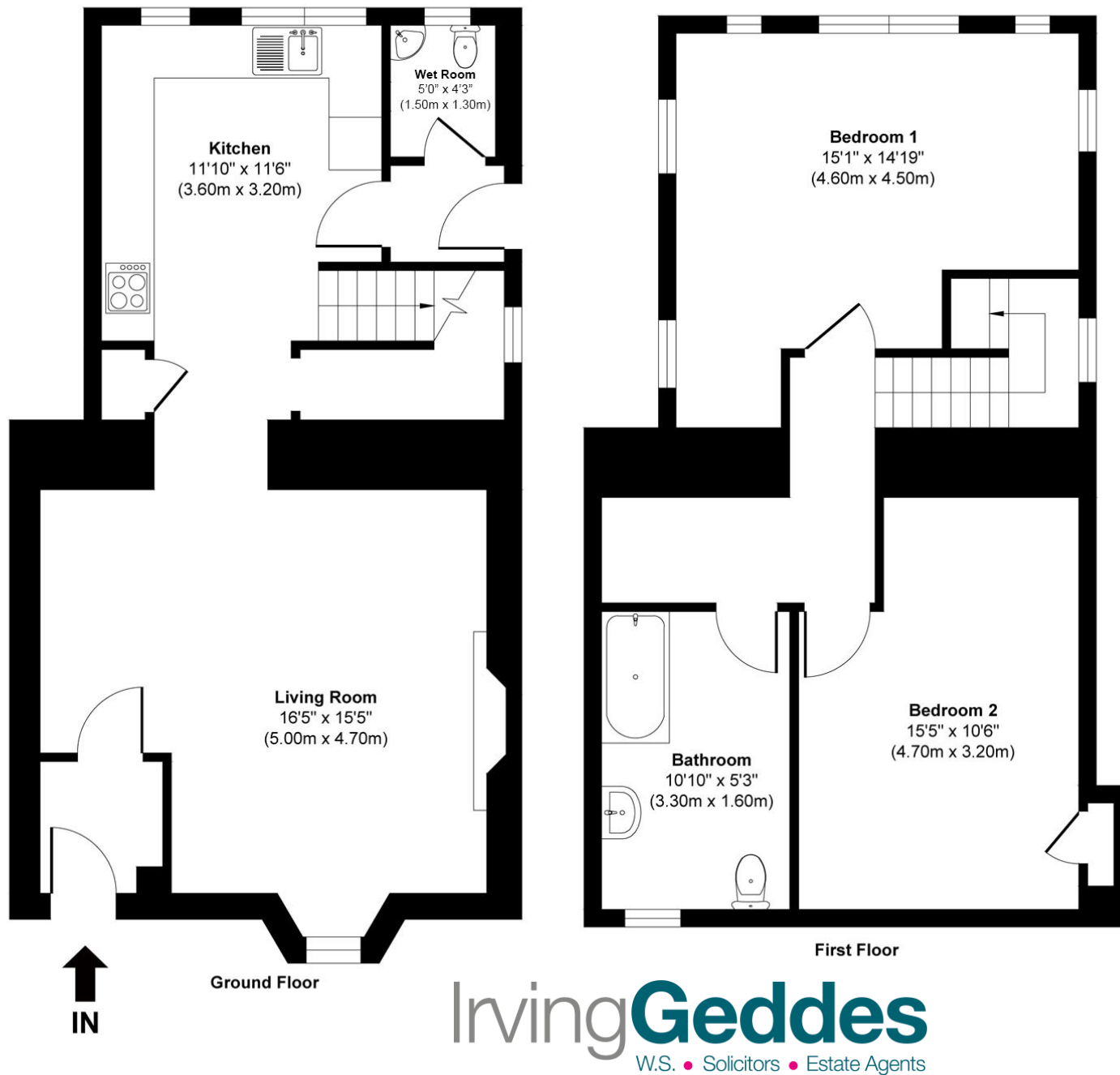




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.







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