

5 THE SQUARE
DUNIRA, COMRIE, PERTSHIRE, PH6 2JZ





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Irving Geddes are delighted to offer this newly refurbished (May 2024) one bedroom semi-detached cottage with private gardens, set within the stunning location of Dunira. Amongst the works carried out include a new bathroom and kitchen, new doors, refurbished windows and external store, heating, consumer unit, flooring and full decoration.

This small community of privately owned properties within Dunira Estate lies 3 miles west of the much sought-after conservation village of Comrie and 2.5 miles from beautiful St. Fillans on Loch Earn. The immaculately presented cottage forms part of 'The Square' bordering a communal walled garden, into which the cottage has private access. Beautifully appointed accommodation set over one floor and comprising; front HALL with storage cupboard, large DOUBLE BEDROOM, LOUNGE, sitting in the heart of the home, with dual aspect over the communal & private gardens, and benefiting from a shelved press and open fire with refurbished solid-wood surround. Located off the lounge is the newly fitted BREAKFASTING KITCHEN, with a range of wall & base units, new/unused appliances, including integrated dishwasher and washing machine, built-in oven & inset hob. Again the kitchen is dual aspect, and benefits from under-floor heating. There is a REAR HALL with external door to private garden and a new contemporary BATHROOM with under-floor heating, bath with electric shower over (with both hand held and rain-shower heads), radiator/towel rail, W.C. and sink/vanity unit.

There is unrestricted parking adjacent & a most attractive south facing private garden fully enclosed with timber fencing, with private gate entry, & mature hedging. Laid to lawn with paved path, mature planted beds & areas of gravel. There is a good sized private storage located within the walled garden.

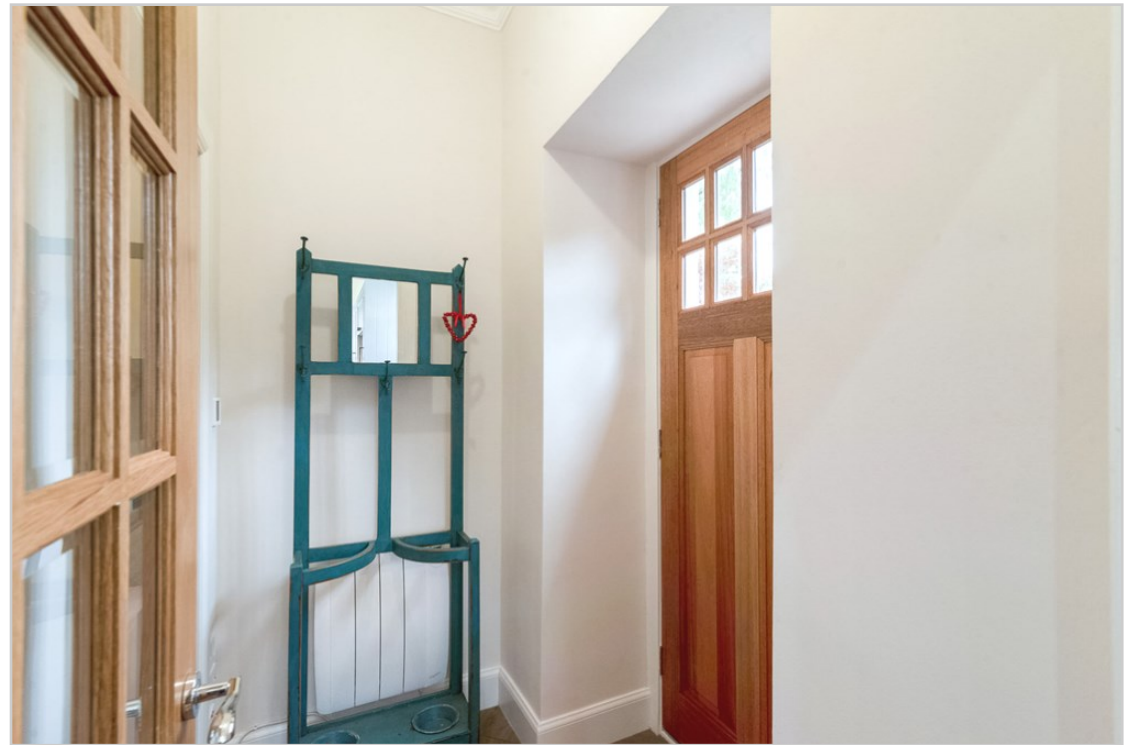
Presented in true-move in condition, unused since completion of the works, the cottage is full of character with quality modern finishing. Set within one of Scotland's most accessible & desirable locations. Likely to have broad appeal and early viewing is advised.

Directions Follow the A85 west from Crieff to Comrie. Continue on the A85 towards St. Fillans & proceed for c. 3 miles, turning right at the second signpost to 'Dunira'. Drive into the Estate, turning right immediately prior to the walled garden, parking near the garden gate located immediately on the left.

Energy Performance: Rated 'G'. **Home Report Value:** £200,000

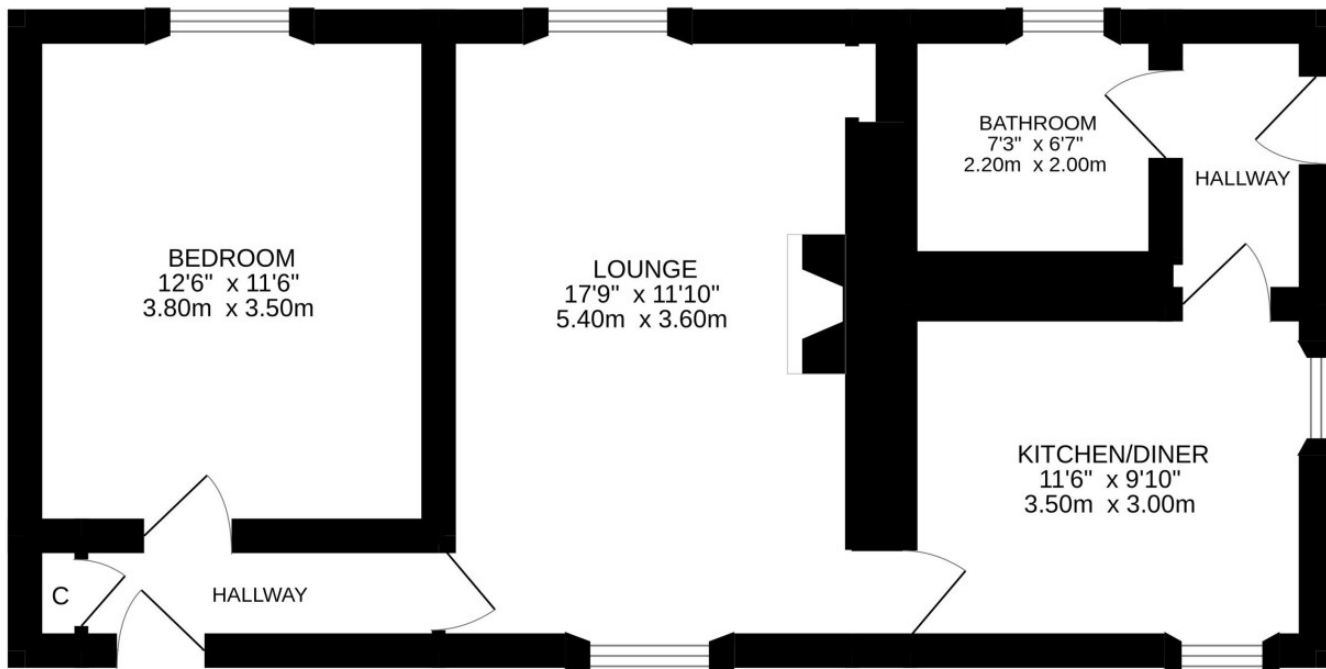
Council Tax: 'C'. **Services:** Mains electric & water, drainage to septic.

Video Tour: <https://my.matterport.com/show/?m=pJZZFPFvKfP>









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





Dunira is set amidst spectacular scenery, at the centre of a designated National Scenic Area contiguous with the Comrie conservation area to the east & the Loch Lomond & Trossachs National Park to the west. Readily accessible with an easy commute to both Perth & Stirling and just over an hour from Glasgow & Edinburgh. This is an area of outstanding natural beauty and offers a huge variety of sporting/outdoor facilities including golf courses, sailing & watersports at Loch Earn, hillwalking and 'munro bagging', shooting & fishing.

The beautiful conservation village of Comrie, just 3 miles east of Dunira, lies on the banks of the River Earn and is in the heart of the scenic West Strathearn area of Perthshire, nestled on the edge of the Scottish Highlands. The village has an excellent Primary School with a school bus that collects from Dunira; secondary education is at Crieff High School. There are excellent private schools locally, with Ardreck Prep School & Morrison's Academy in Crieff and Glenalmond around 18 miles to the east. Crieff provides an extensive range of services & lies just 9 miles to the east.

Comrie has a thriving, busy & friendly community and is well known for its "Flambeaux Parade" at New Year and 'Comrie Fortnight' in the summer. Both events and the many others in between are well supported by villagers and visitors alike. On a day to day basis Comrie has an excellent range of facilities including a post office, butcher, baker, delicatessen, greengrocer, several cafes and restaurants and more. There are 3 churches, a volunteer fire service, doctors' surgery and dentist. Comrie boasts an array of different clubs and societies (including a cinema club) to suit all ages and benefits from a well-used community centre in the heart of the village. There is also a golf club, play park & large recreational area which includes a cricket ground & skateboard park.

Close by is Comrie Croft, an award winning green destination offering hostel accommodation and glamping, tea garden and farm shop plus some of the best compact mountain bike trails in the country. Also within easy reach is Auchingarrich Wildlife Park with animals and activities for all ages; fly fishing; outstanding views and an excellent restaurant. And then there's Cultybraggan Camp, first used as a prisoner of war camp in WW2; then as an army training area, this 90-acre area of land on the outskirts of Comrie is owned by the Comrie Development Trust which is working to develop the site as a model of sustainable development for rural communities across Scotland. Currently it is host to several local businesses as well as allotments, Comrie Community Orchard Group and the 'Comrie In Colour' team.

St Fillans, on the other side of Dunira is another busy community with outstanding views across Loch Earn. Here visitors and locals can enjoy fine dining, golf, clubs and societies as well as access to water sports.





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1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
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Tel: 01887 822722