

ROSSEARN COTTAGE

THE ROSS, COMRIE, PH6 2JU



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A rare opportunity to purchase a charming one bedroom detached cottage located within 'The Ross', a prime residential area of the highly sought after Perthshire conservation village of Comrie. The Ross is accessed via an iconic arched bridge and is within easy walking distance of the many amenities the bustling village has to offer.

The property is set over two floors, the ground floor comprising ENTRANCE HALL with BATHROOM off and stairs leading to upper floor, dual aspect LOUNGE with under-stair storage, fitted KITCHEN with external door and double doors to an attractive timber-built SUN ROOM with doors to rear patio garden. There is a DOUBLE BEDROOM on the upper floor. Warmed by gas-fired central heating and double glazed. Carpets and curtains are to be included and contents may be available through separate negotiation.

There is a courtyard garden to the rear along with a timber store, a notable feature being the small semi-detached timber garden studio adjacent, which would suit a variety of uses. The studio comprising a room with WC off, and plumbed for a washing machine.

A unique property presented in move-in condition, with woodland and hill walks from the doorstep, and enjoying a highly sought-after location within one of Scotland's most desirable small villages.

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).

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'A'.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=viQP1kZrFJ>

Irving Geddes
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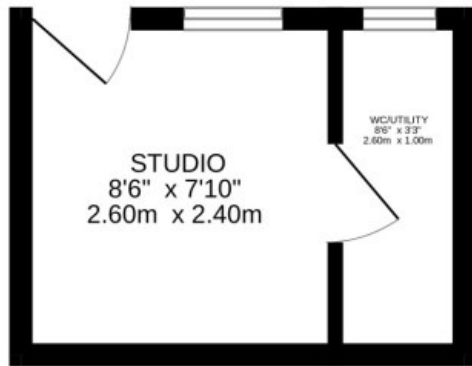
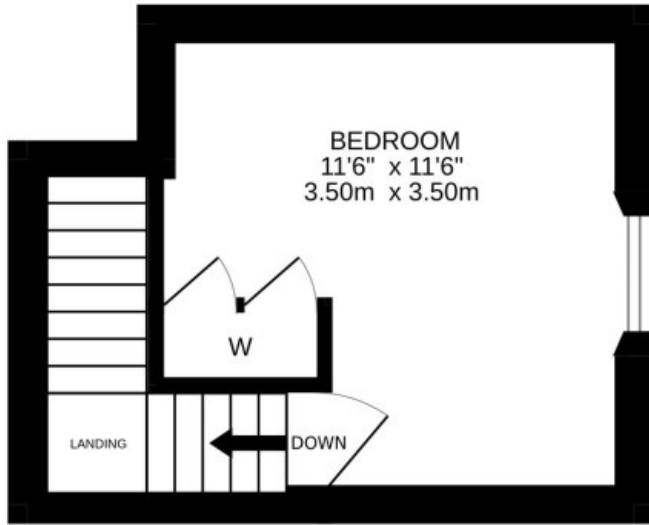




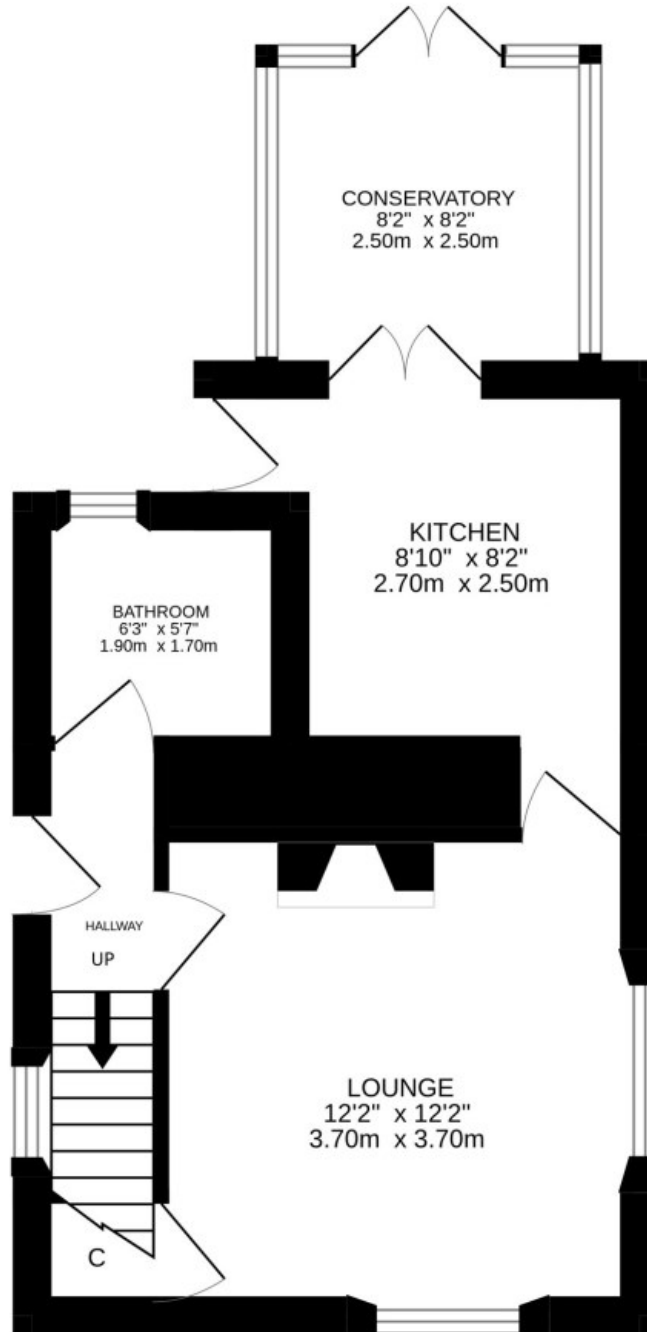




1ST FLOOR



GROUND FLOOR



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.



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