# MELVILLE HOUSE
MELVILLE SQUARE, COMRIE, PERTHSHIRE, PH6 2DL

**Irving Geddes**
W.S. • Solicitors • Estate Agents

# Melville House, Melville Square, Comrie, PH6 2DL

Set within the heart of the highly sought after Perthshire conservation village of Comrie, Melville House is a charming B-listed building dating from c.1830, and comprising a main door 2 bedroom villa with ground floor commercial unit and adjoining storage space (currently utilised as the laundry room for the adjacent Royal Hotel). The spacious layout is set over 3 floors & comprises on the ground floor; Lower LANDING with recessed storage area, modern BREAKFASTING KITCHEN with UTILITY ROOM & W.C. off, there is a large LOUNGE with built-in storage & wood-burning stove, a DOUBLE BEDROOM with EN-SUITE BATHROOM on the first floor. The upper floor comprises a further DOUBLE BEDROOM and spacious BATHROOM with bath & separate shower. The adjoining laundry has a main room on the ground floor with stairs to a storage room above. The double fronted commercial unit has a main 'shop' area, with a storage space and W.C.

A unique opportunity to purchase a charming home with development potential and an attractive commercial space, one boasting a central location in one of Scotland's most desirable villages.

**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts; river, wood-land, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).
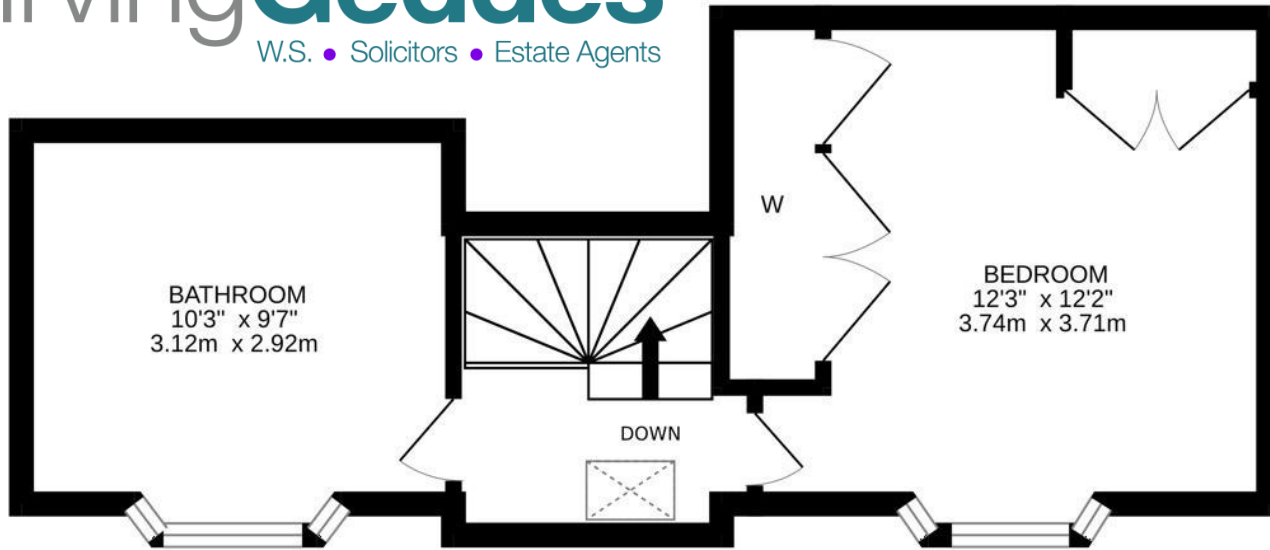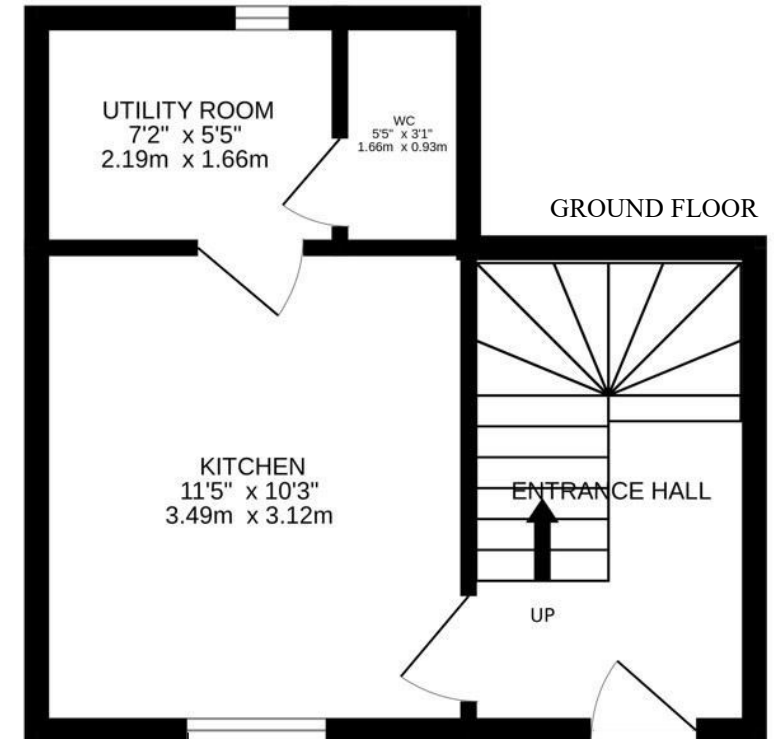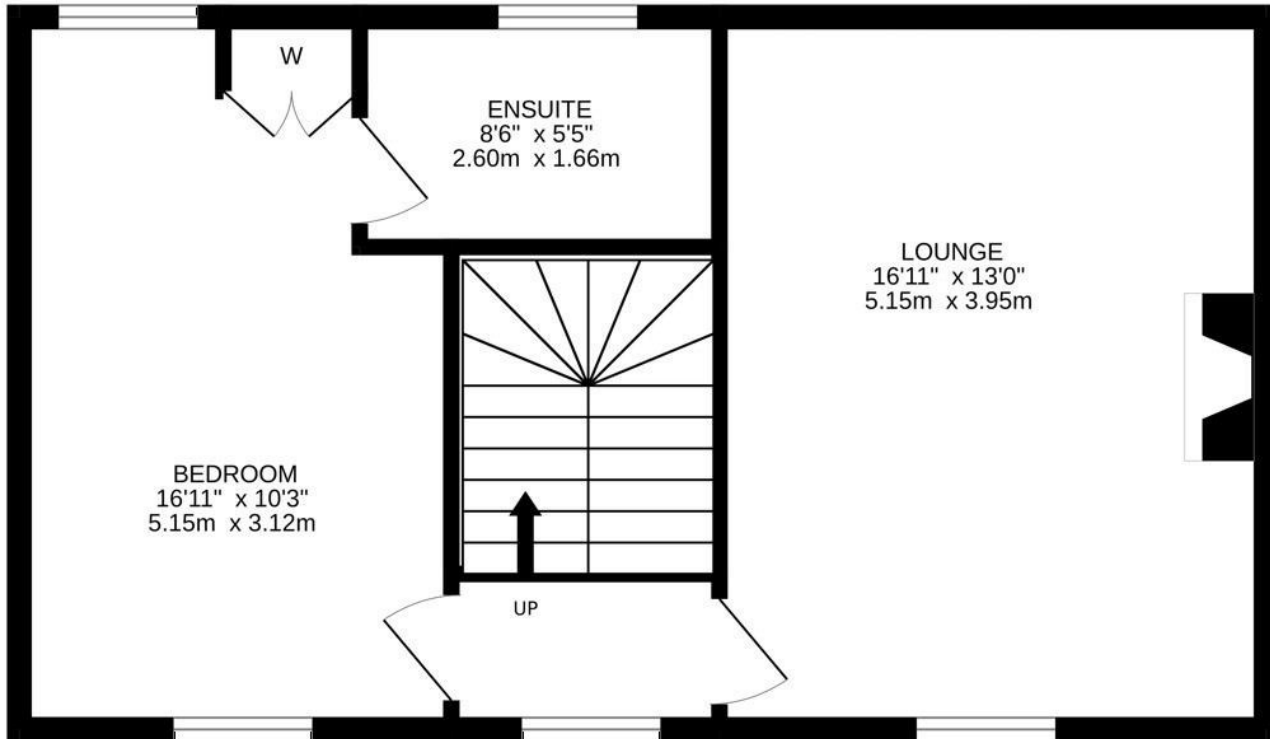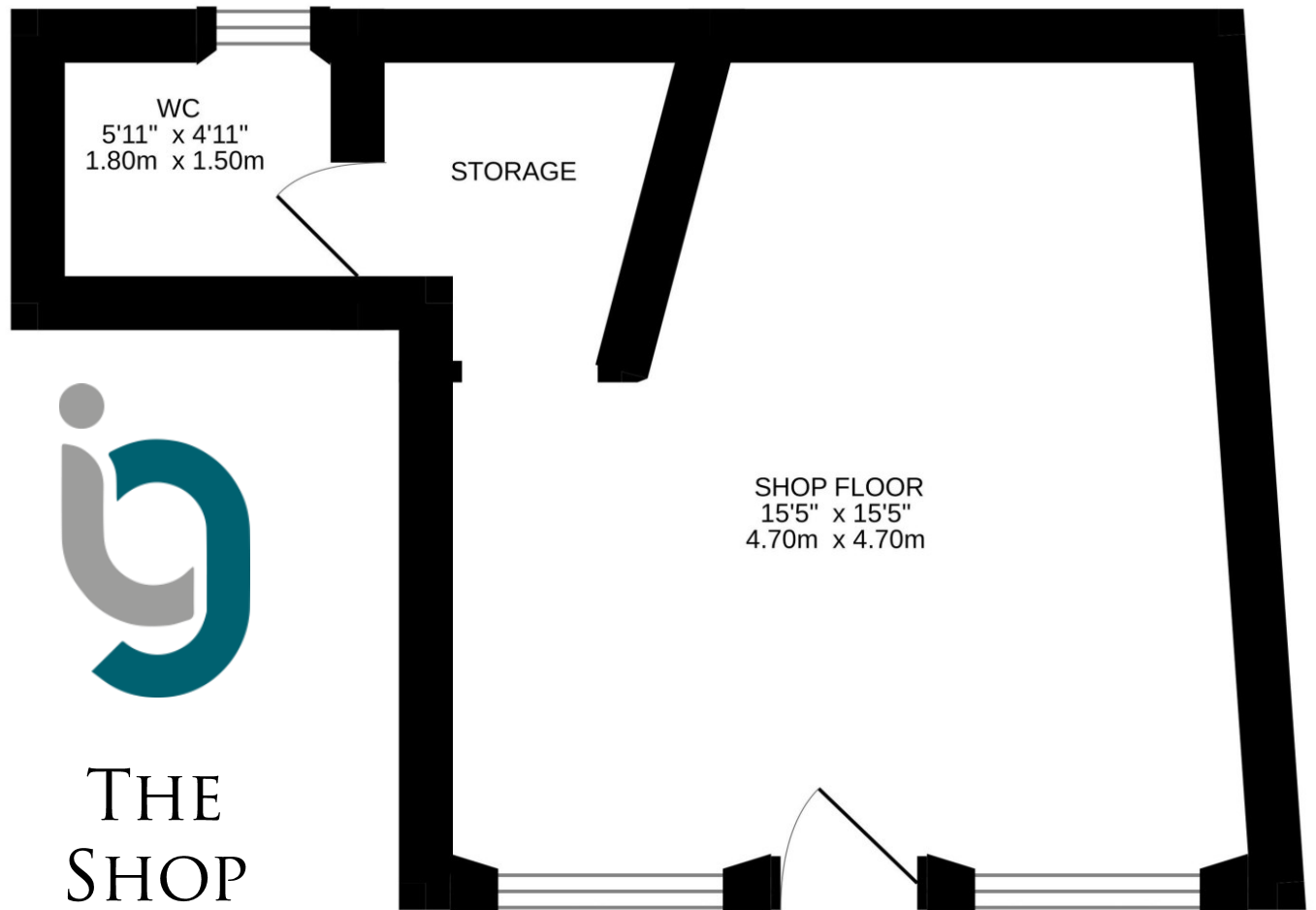
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SECOND FLOOR

**BATHROOM**
10'3" x 9'7"
3.12m x 2.92m

**BEDROOM**
12'3" x 12'2"
3.74m x 3.71m

W

DOWN



FIRST FLOOR

W

**ENSUITE**
8'6" x 5'5"
2.60m x 1.66m

**LOUNGE**
16'11" x 13'0"
5.15m x 3.95m

**BEDROOM**
16'11" x 10'3"
5.15m x 3.12m

UP

**UTILITY ROOM**
7'2" x 5'5"
2.19m x 1.66m

WC
5'5" x 3'1"
1.66m x 0.93m

GROUND FLOOR

**KITCHEN**
11'5" x 10'3"
3.49m x 3.12m

**ENTRANCE HALL**

UP

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.

WC
5'11" x 4'11"
1.80m x 1.50m

STORAGE

SHOP FLOOR
15'5" x 15'5"
4.70m x 4.70m

The Shop