

ALANNA  
GLASDALE, COMRIE, PH6 2JX



GLASDALE

Hilcote



## ALANNA, GLASDALE, COMRIE, PH6 2JX

Irving Geddes are delighted to offer for sale this refurbished and extended three bedroom end-terrace period villa located on the western periphery of the highly sought-after Perthshire conservation village of Comrie. A most charming home with immaculately presented accommodation over three floors, the ground floor comprising; HALL, LOUNGE with wood-burning stove, modern BREAKFASTING KITCHEN, DINING/GARDEN ROOM with double doors to rear, UTILITY ROOM and SHOWER ROOM. On the first floor the LANDING has a W.C. off, a SINGLE and DOUBLE BEDROOM and door to stairs accessing the second floor loft conversion providing a further DOUBLE BEDROOM and W.C.

Alanna has a small garden area immediately to the front, off-street parking to the side and a beautiful private garden at the rear. Fully enclosed with an area of lawn, paved patio, summerhouse & shed, with a charming burn running through the end of the garden. Another notable feature of Alanna is the additional area of private garden ground located across the road bordering the beautiful River Earn. A good sized area of grass and mature planting, accessed via a gate in the dry stone wall, and running to the river's edge.

A stunning period home of rare quality, offered in true move-in condition and within walking distance to the centre one of Perthshire's most sought after villages, along with beautiful riverside and woodland walks. Likely to have broad appeal, early viewing is strongly advised.

**Energy Performance** Rated 'D'

**Video Tour** <https://my.matterport.com/show/?m=6XiFmVeQqWo>

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

**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, there are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).





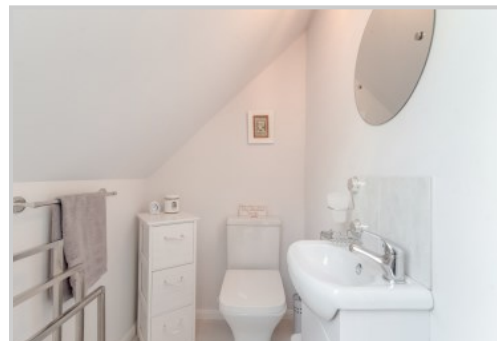


















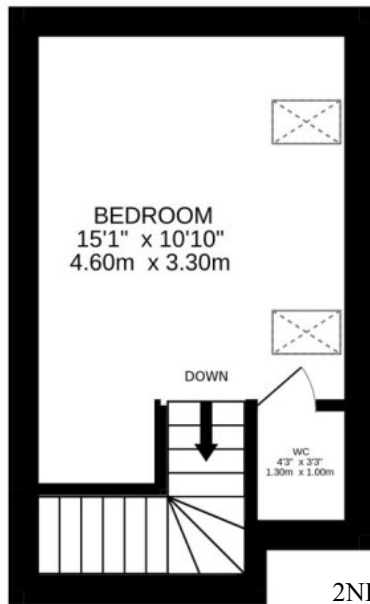
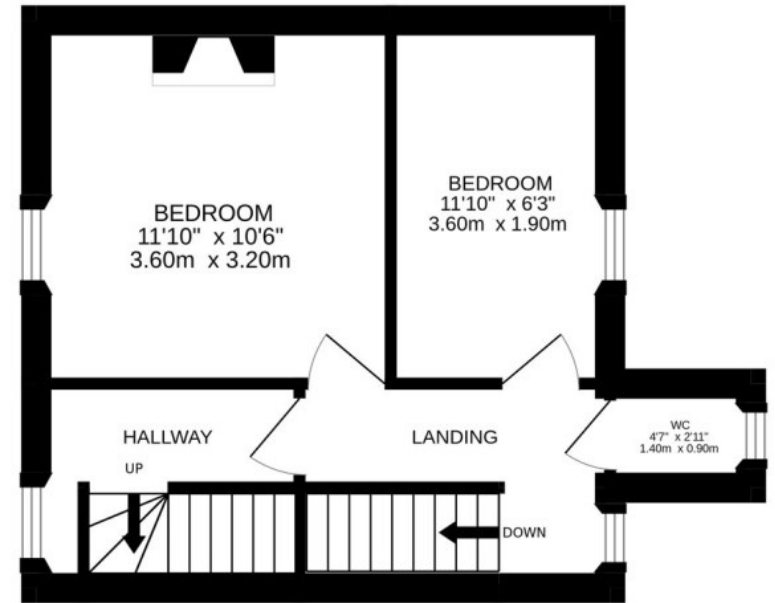




GROUND FLOOR



FIRST FLOOR



2ND FLOOR







### 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