

FLAT A, BARRA HOUSE
DRUMMOND STREET , COMRIE, PH6 2DW





Irving Geddes are delighted to offer for sale this sizeable two bedroom first floor apartment enjoying a central location in the highly sought-after conservation village of Comrie. A most charming home, boasting a grand reception room & period features, occupying the 1st floor of Barra House, a traditional terraced property housing the wonderful village Deli/Cafe on the ground floor along with Flat B on the first and Flat C on the top floor. Immaculately presented, bright and spacious accommodation comprising; HALL, substantial LOUNGE with feature fire surround with log burner, bay window, solid-wood flooring & ornate cornice/ceiling rose, a charming and versatile STUDY/SNUG/BEDROOM 3 is set off the lounge and there is a large KITCHEN DINER. There is a FAMILY BATHROOM, and 2 BEDROOMS located to the rear. There is unrestricted on-street parking, & private off-street parking may also be made available.

A stunning period home in move-in condition, situated within the thriving centre of one of Perthshire's most sought after villages, enjoying beautiful riverside and woodland walks nearby. Likely to have broad appeal.

Energy Performance Rated 'D' **Council Tax** Rated 'B'

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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

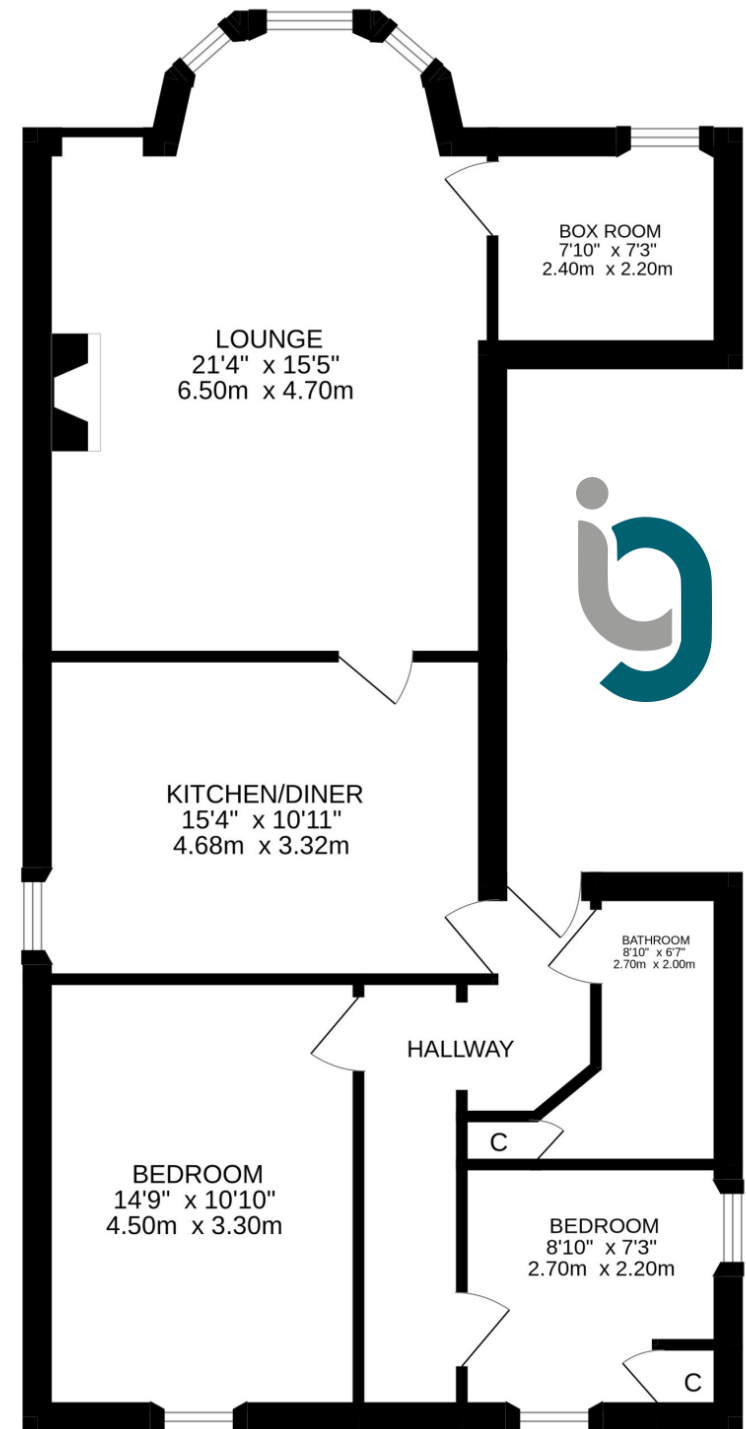
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a medical centre and dentist. There is Primary schooling within the village and both 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).











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