

4 ANCASTER HOUSE,
DRUMMOND STREET,
COMRIE, PH6 2DF



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Irving Geddes are delighted to offer this most spacious maisonette apartment centrally located within the popular Perthshire conservation village of Comrie. Forming part of a Historic Building, the property offers generous living space spread over two floors and has been decorated and refurbished to a good standard. The first floor comprising; spacious LOUNGE, KITCHEN and large double BEDROOM. The second floor has a further double BEDROOM, single BEDROOM/STUDY and BATHROOM. The property benefits from gas central heating, timber & UPVC sash & case double glazing and large picture windows providing lovely views to the North, East and South. The property also boasts off-street parking for one vehicle, located to the rear of the building & a secure private locker within the communal stairway.

An extremely well appointed & presented property located in a very popular village. Offering much appeal to those looking for a permanent residence or holiday home, early internal viewing is strongly advised.





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



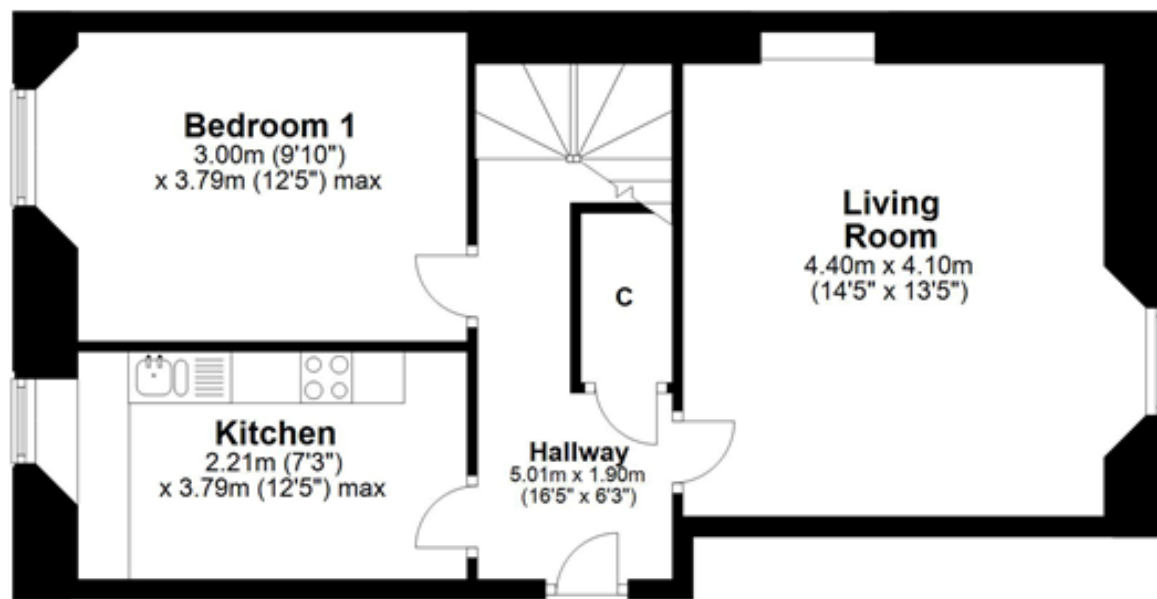






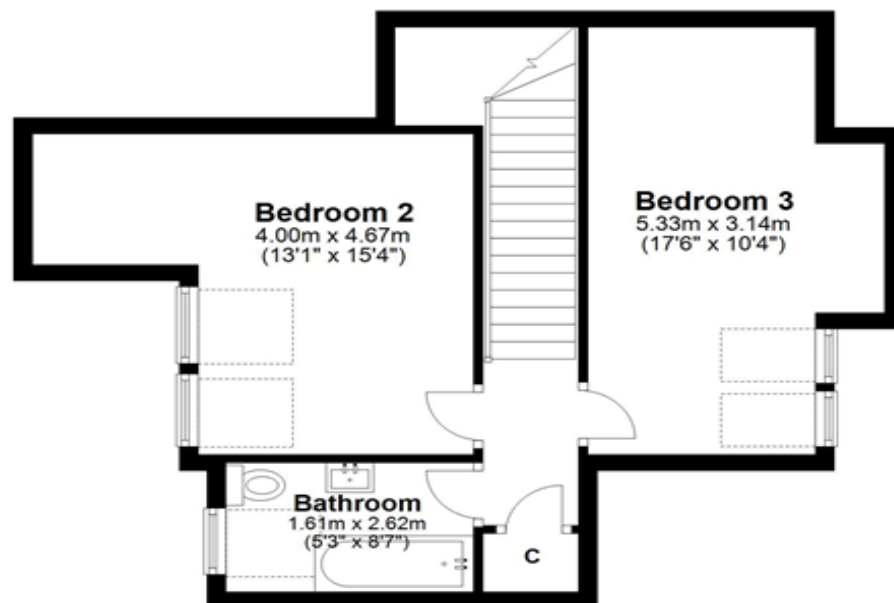
Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Location

Within a short walk to the centre of the village, the property enjoys a great location in one of Perthshire's most desirable spots. Comrie is a beautiful and lively village nestling on the banks of the River Earn, some 7 miles west of Crieff and only 25 miles from the Cities of Perth & Stirling. There are a number of independent shops along with hotels, restaurants, medical centre and dentist. There is primary schooling in the village with both private & public education in Crieff. The area is a haven for outdoor enthusiasts, with river, woodland/hill/mountain walks surrounding Comrie with excellent fishing & renowned mountain biking/camping at 'Comrie Croft' & water sports at Loch Earn (6mls).

Directions Located on the western edge of Comrie, travelling through on the A85 towards St Fillans. The property can be found a short distance on left hand side with a private drive leading to private parking at the rear.

Viewing

Strictly by appointment through Irving Geddes on 01764 670325/653771.

Council Tax Band 'B'

Energy Performance Rated 'E' for efficiency.

Services Mains Water, Drainage, Electric and Gas.



Irving Geddes
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Thinking of selling?

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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