



RUCHILBANK,  
DALGINROSS. COMRIE PH6 2HB

IrvingGeddes  
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## RUCHILBANK, DALGINROSS, COMRIE PH6 2HB

Irving Geddes are delighted to bring to the market this most attractive and beautifully presented 3 bedroom 'C' listed stone built end terraced villa. Centrally located within the sought after Perthshire conservation village of Comrie, the property is full of charm and character. Recently modernised, Ruchilbank offers spacious & flexible accommodation over two floors. The ground floor comprises: **ENTRANCE HALLWAY, fitted KITCHEN** with appliances, **UTILITY ROOM & WC, DINING ROOM/BEDROOM** with feature fireplace, large bright dual aspect **LOUNGE** with ornate open fire. The upper floor comprises; **LANDING** with storage cupboard, **TWO DOUBLE BEDROOMS** (one with built in storage) & beautiful contemporary **FAMILY BATHROOM**.

The property is warmed by gas central heating and a mixture of traditional timber sash & case single & double glazed windows.

**Exterior** Right of way access to the side of the property through a gate leads to an enclosed garden area laid mainly lawn with mature planted borders and large patio area. The attractive garden enjoys sun throughout the day and has been landscaped to create a delightful outdoor space, with the addition of a summerhouse in which to relax and unwind.

An ideal family home situated within one of Perthshire most desirable villages. Boasting lovely period features, versatile accommodation presented in true move-in condition and fantastic private garden grounds. Ruchilbank is likely to have broad appeal and early viewing is advised.

**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 & dentist. There is Primary schooling within the village with both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, with river, woodland/hill/mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports at Loch Earn (6 miles).





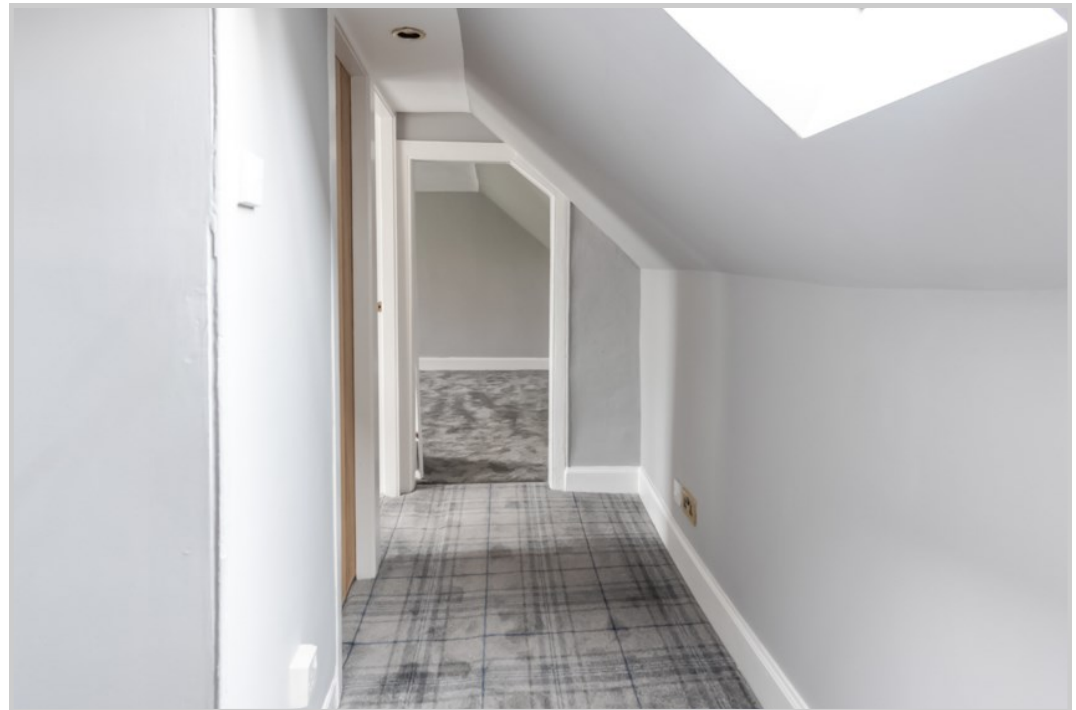




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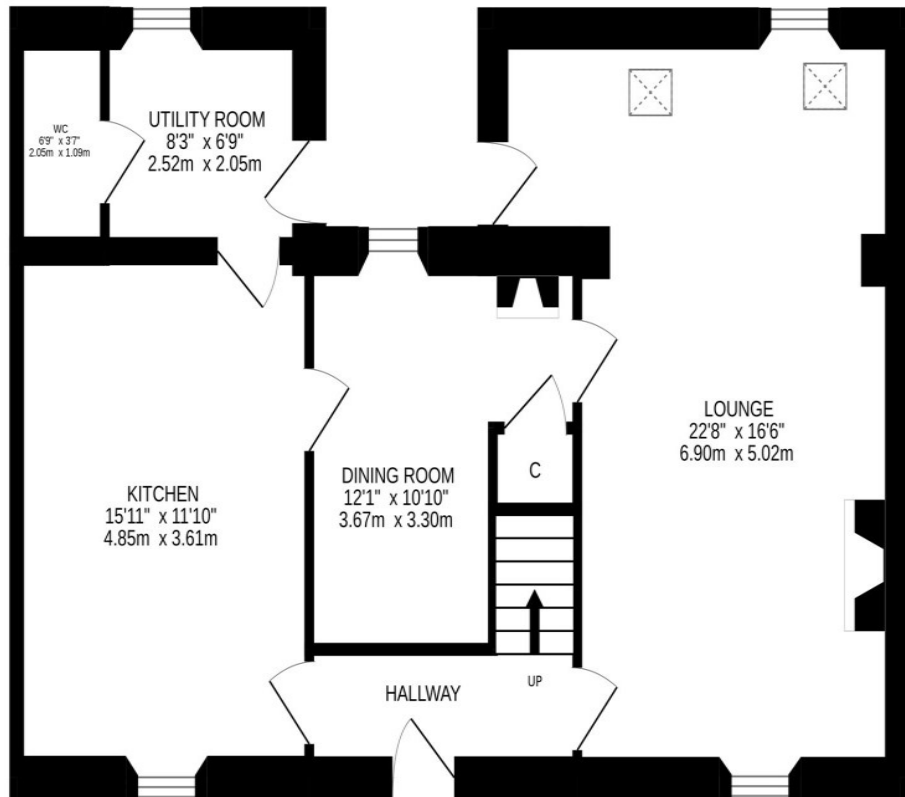




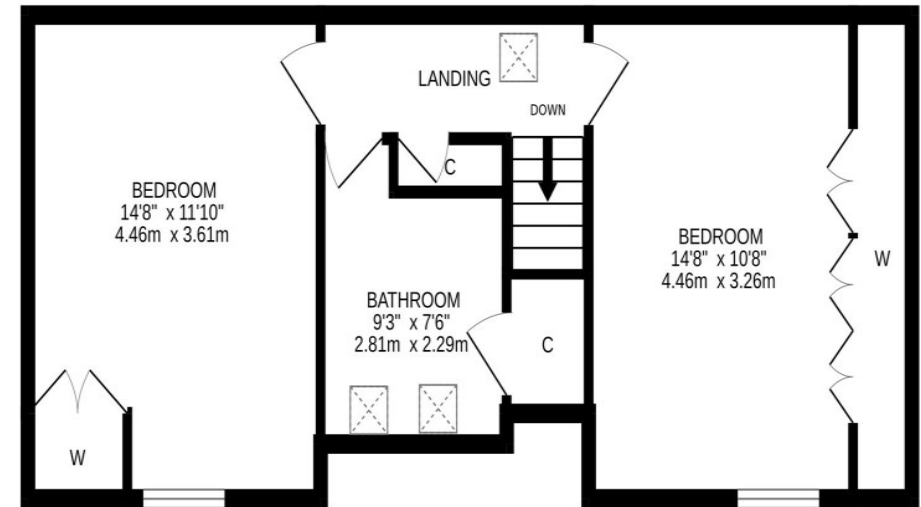




## GROUND FLOOR



## 1ST FLOOR



Council Tax Band 'D'

Energy Performance Rating 'E'

3D Tour <https://my.matterport.com/show/?m=m7Tw2HZX54o>

Viewing by appointment through Irving Geddes on 01764 670325.



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