



THE LIMES
ANCASTER LANE, COMRIE, PERTHSHIRE, PH6 2DT

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Irving Geddes are delighted to offer for sale this three bedroom semi-detached villa enjoying private gardens & parking, centrally located in the highly sought after Perthshire conservation village of Comrie. Boasting a quiet location with the River Earn located to the front & within a 2min walk of the shops and cafes on the main street through the village, The Limes enjoys an enviable setting. The well proportioned accommodation requires modernisation and comprises on the ground floor; ENTRANCE VESTIBULE, HALL with stairs to upper floor, SHOWER ROOM, large LOUNGE with bay window, DINING KITCHEN, and UTILITY ROOM with walk-in under-stairs storage & door to rear. On the upper floor the mid-landing provides access to a W.C., the upper landing with study area leads to a SINGLE BEDROOM & 2 DOUBLES, one particularly generous in size & benefitting from a bay window with a most pleasant outlook, the rear double has built-in storage. The property is warmed by gas central heating & is double glazed.

The property has private parking immediately to the front, adjacent to a small garden area laid to gravel. The fully enclosed rear is accessed through the utility room or via the lane to the side of the property, which then leads through to the main street. The charming rear garden is laid to lawn with mature borders, gravel path and timber shed.

A charming home offering much scope for renovation & one upon which buyers can place their own design ideas. No forward chain and boasting a prime central location in one of Perthshire's most sought after villages.

Energy Performance Rated 'D' **Council Tax** Band 'E'

Video Tour <https://my.matterport.com/show/?m=iCnRxs2KKkf>

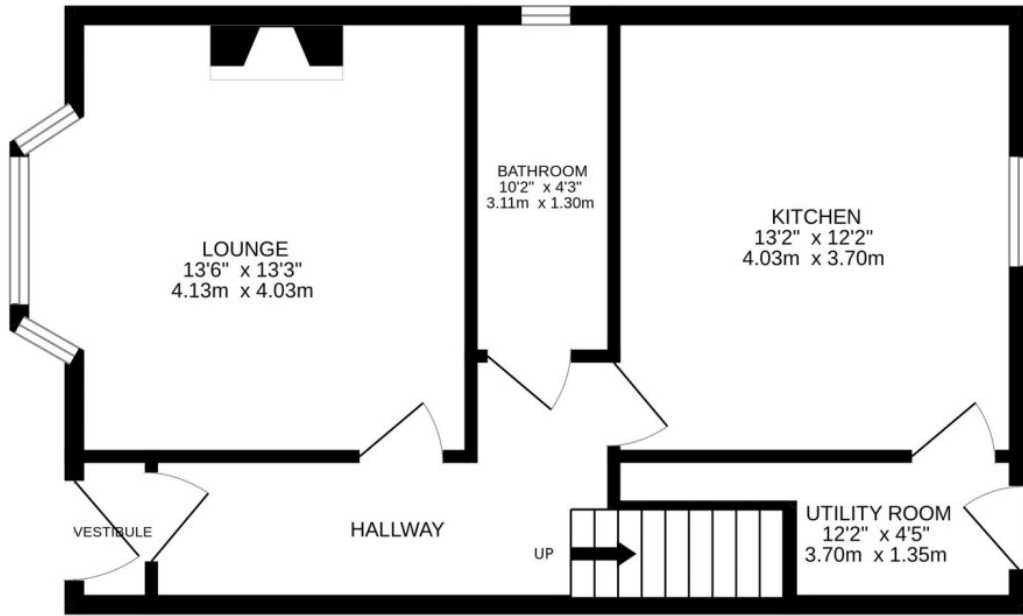
Viewing Strictly by appointment through Irving Geddes 01764 670325.



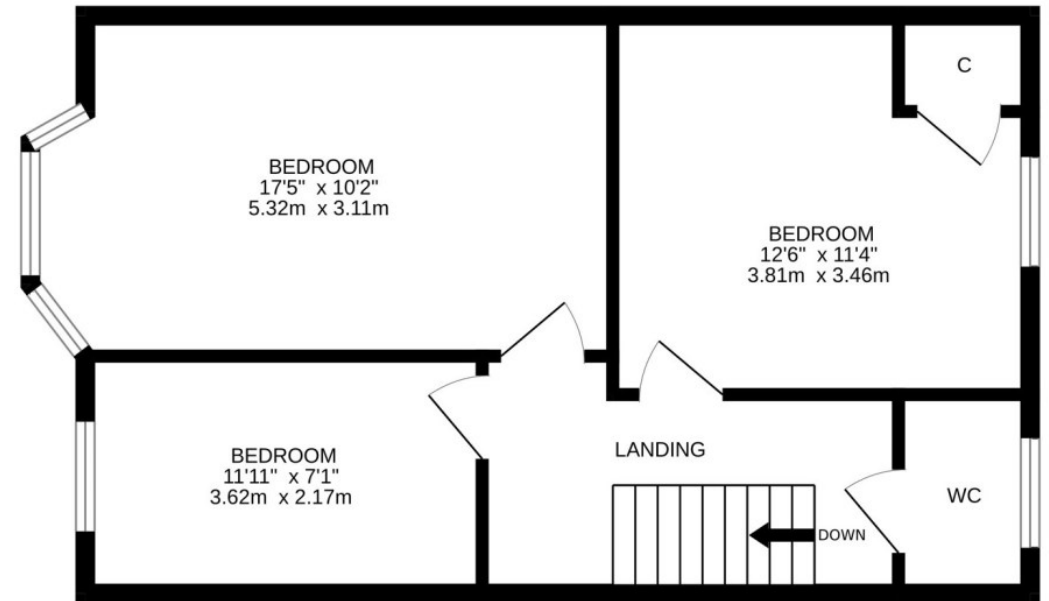








GROUND FLOOR



1ST FLOOR

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.

