



ONTARIO HOUSE, DALGINROSS, COMRIE, PH6 2HB



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Irving Geddes are delighted to offer for sale this charming 4/5 bedroom detached period property centrally located in the highly sought-after Perthshire conservation village of Comrie. Full of period character and set over 2 floors, the flexible layout comprises on the ground floor; VESTIBULE HALL with storage, LOUNGE with open fire & bay window, SITTING ROOM, DINING ROOM, BREAKFASTING KITCHEN with pantry and large storage cupboard, UTILITY ROOM & SHOWER ROOM. On the first floor there is a mid-landing FAMILY BATHROOM, upper landing, 4 BEDROOMS & STUDY.

There are good sized mature garden grounds surrounding the property. The front has ample private gravel parking and a detached single garage. The fully enclosed side & rear garden has areas of lawn, a further parking area, mature planting throughout, large paved patio, timber shed, gazebo & workshop.

A most attractive family home in a prime residential area within easy walking distance to the centre one of Perthshire's most sought after villages. Offered in move-in condition & offering buyers an opportunity to further develop/upgrade the accommodation. Likely to have broad appeal & early viewing is strongly advised.

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

Video Tour <https://my.matterport.com/show/?m=8hxYyq4hE2W>

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).

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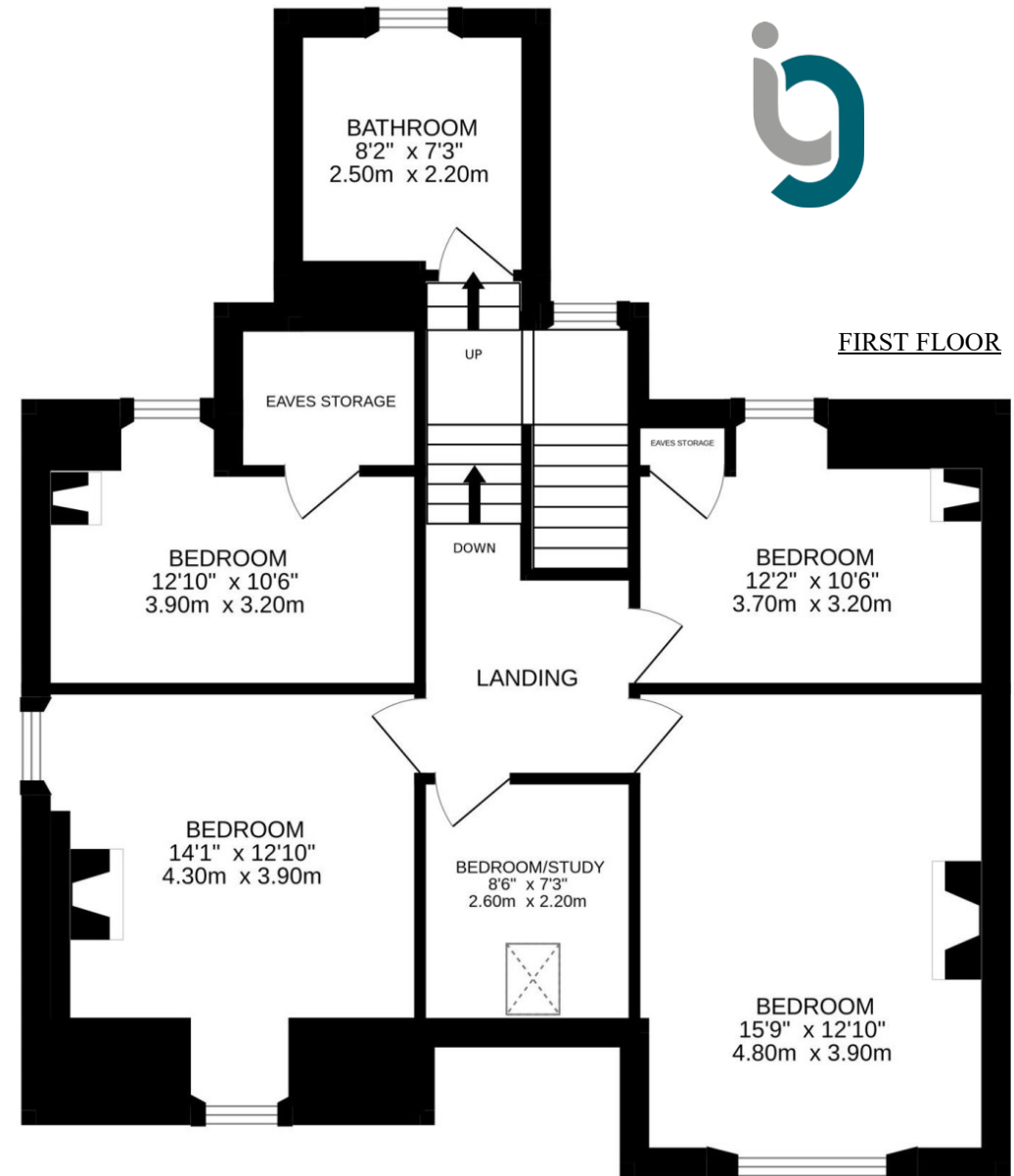
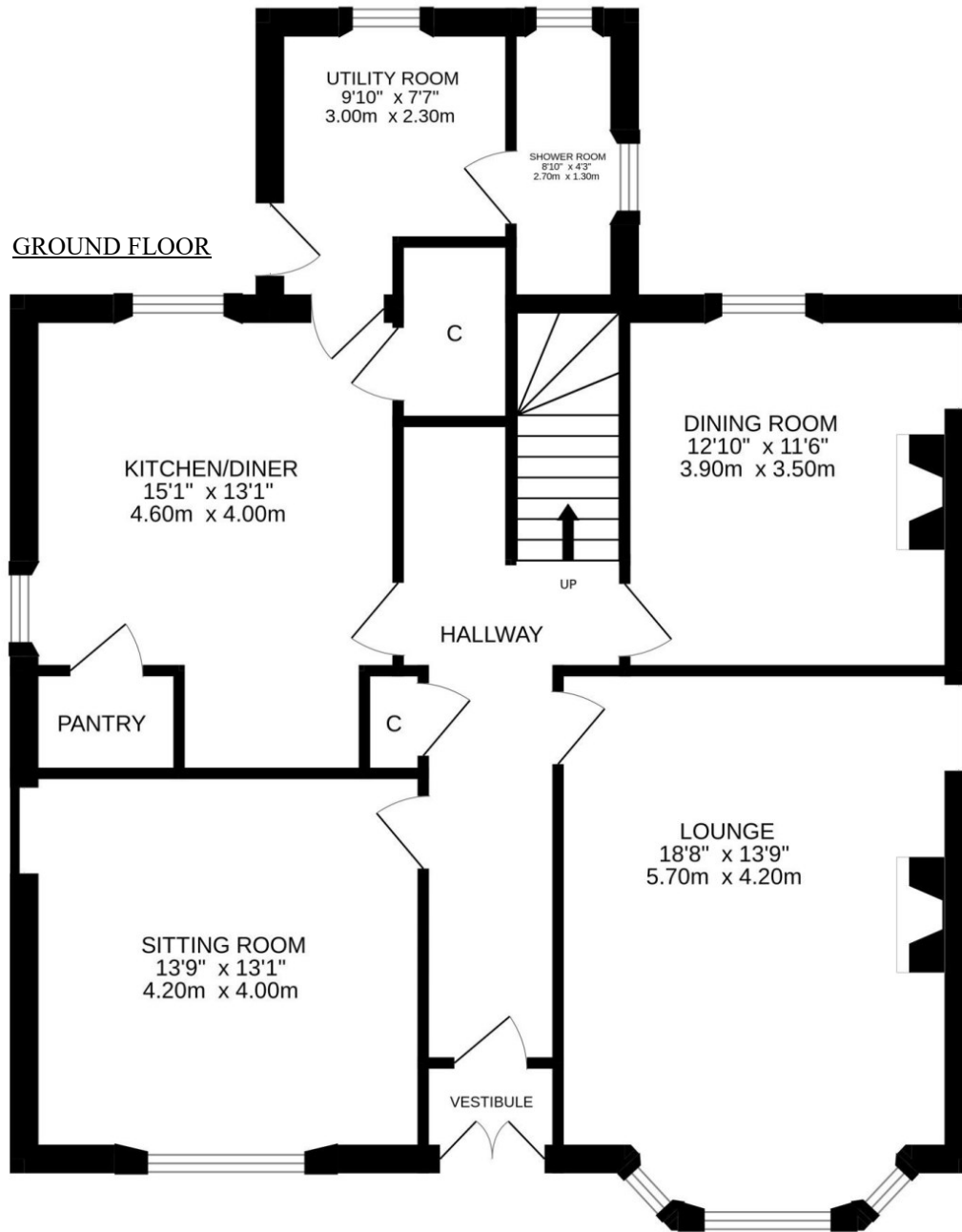












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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