

HILCOTE  
GLASDALE  
COMRIE, PH6 2JX



IrvingGeddes  
W.S. • Solicitors • Estate Agents







## HILCOTE, GLASDALE, COMRIE, PH6 2JX

We are delighted to offer for sale this charming and deceptively spacious two bedroom mid-terrace period house, with attic level accommodation, located on the western periphery of the highly sought-after Perthshire conservation village of Comrie. A most charming home full of character with accommodation over 3 floors, the ground floor comprising; FRONT PORCH, dual aspect LOUNGE with built-in cupboard and sliding patio doors to rear, DINING ROOM, KITCHEN open to rear BREAKFASTING ROOM with PANTRY, and rear PORCH. There are two good sized DOUBLE BEDROOMS on the first floor, with BATHROOM and STUDY. Stairs lead to a substantial attic conversion, providing useful ancillary accommodation. The property is mostly double glazed and warmed by gas central heating.

Hilcote has a small garden area immediately to the front, and whilst not pertaining to the title, there is a parking space adjacent to a neighbouring property. The attractive private rear garden is fully enclosed and has a large area of lawn, paved patio, and mature planting, with a charming burn running through.

A most beautiful period home offering scope for modernisation, within walking distance to the centre one of Perthshire's most sought after small villages, along with beautiful riverside and woodland walks nearby. Likely to have broad appeal, early viewing is advised.

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

**Video Tour** <https://my.matterport.com/show/?m=9iZuWi1wGhw>

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7miles west of Crieff and only 25mils from the cities of Perth and 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 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 (6mils).











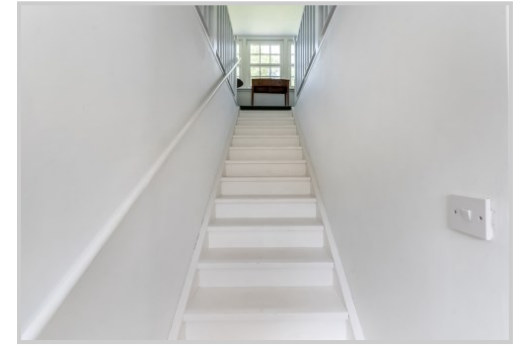












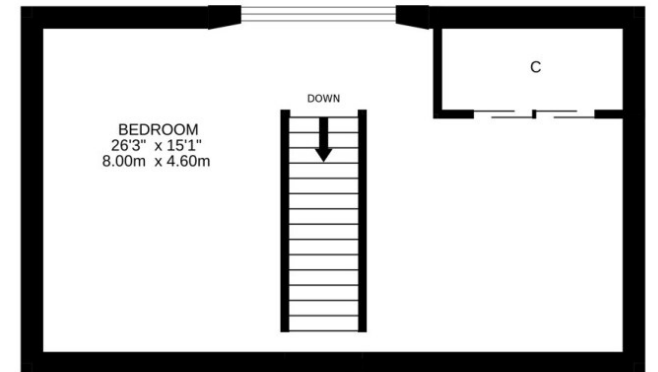
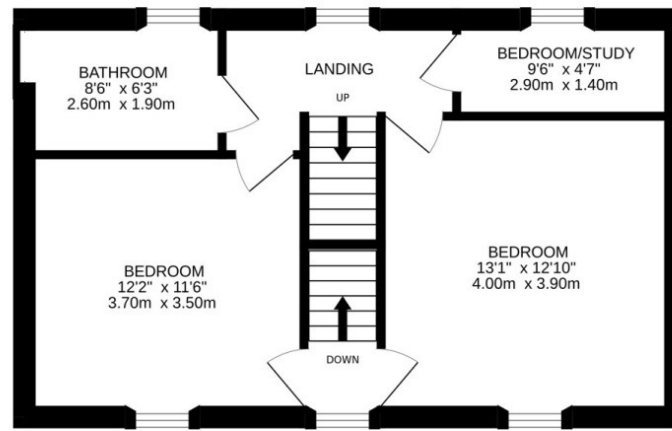
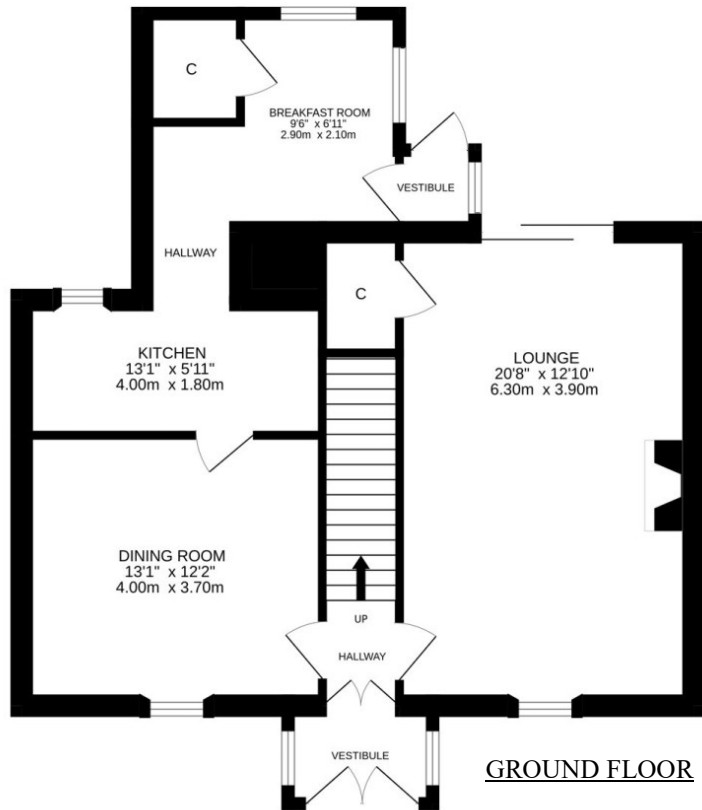












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





### 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