

YEN-U HOUSE  
GLASDALE, COMRIE, PH6 2JX





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Irving Geddes are delighted to offer for sale this beautifully presented two bedroom semi-detached cottage, located on the western periphery of the highly sought-after Perthshire conservation village of Comrie. Dating from the early 1800's this C-listed property offers spacious accommodation over two floors, with private parking and a beautiful garden boasting a studio/workshop, summerhouse and idyllic River Earn frontage.

Boasting period features, blended with modern finishes, Yen-U is a most charming home; the ground floor accommodation has beautiful original flooring, comprises a HALLWAY with attractive staircase, DINING KITCHEN with front & rear windows, wood-burning stove, contemporary units & a delightful 'serving hatch' with stained glass. Dual-aspect LOUNGE with wood-burning stove, and large CONSERVATORY with access to rear. On the first floor there is a BATHROOM & 2 generously sized DOUBLE BEDROOMS with ample built-in storage and dormer windows overlooking the garden, one of the doubles has a charming low-set gable window.

Private parking is set to side & rear of the property. The garden comprising a paved patio adjoining the conservatory, an array of mature planting, area of lawn, a summerhouse & an insulated/double glazed studio with decking and workshop area. A notable feature is the River frontage on the Earn, a most attractive spot from which to sit & enjoy the beautiful surroundings.

A stunning & unique period home boasting river frontage, offered in move-in condition, within walking distance to the centre of one of Perthshire's most sought after villages, along with beautiful riverside/woodland walks nearby. Likely to have broad appeal, early viewing is strongly advised.

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

**Video Tour** <https://my.matterport.com/show/?m=f9gstDcLSA8>

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

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

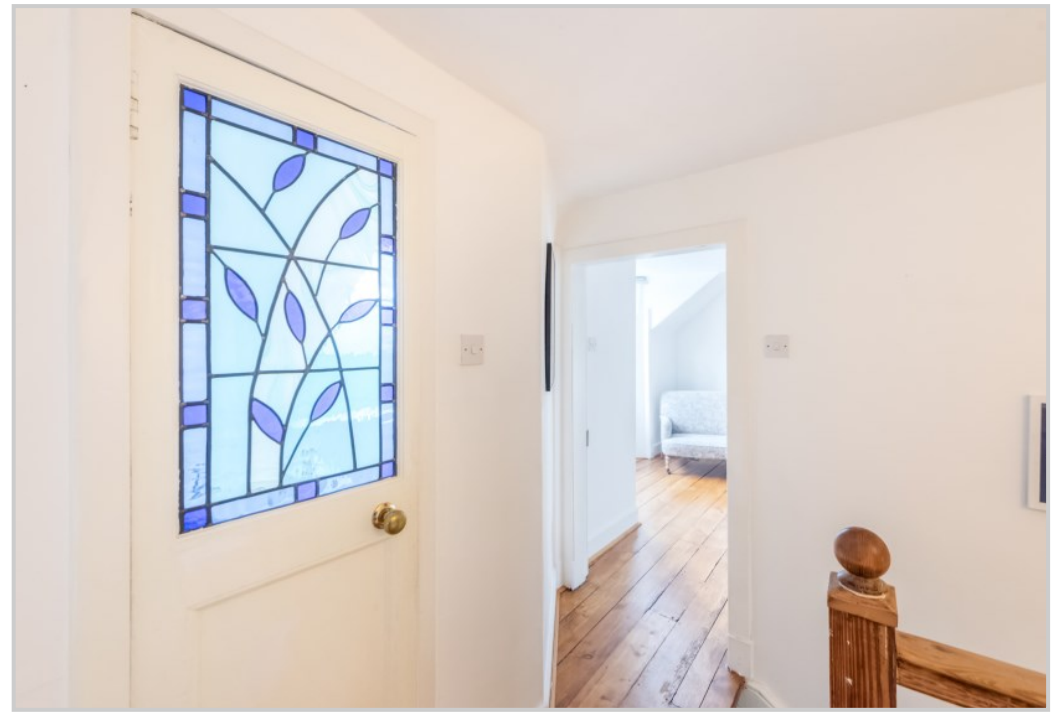
























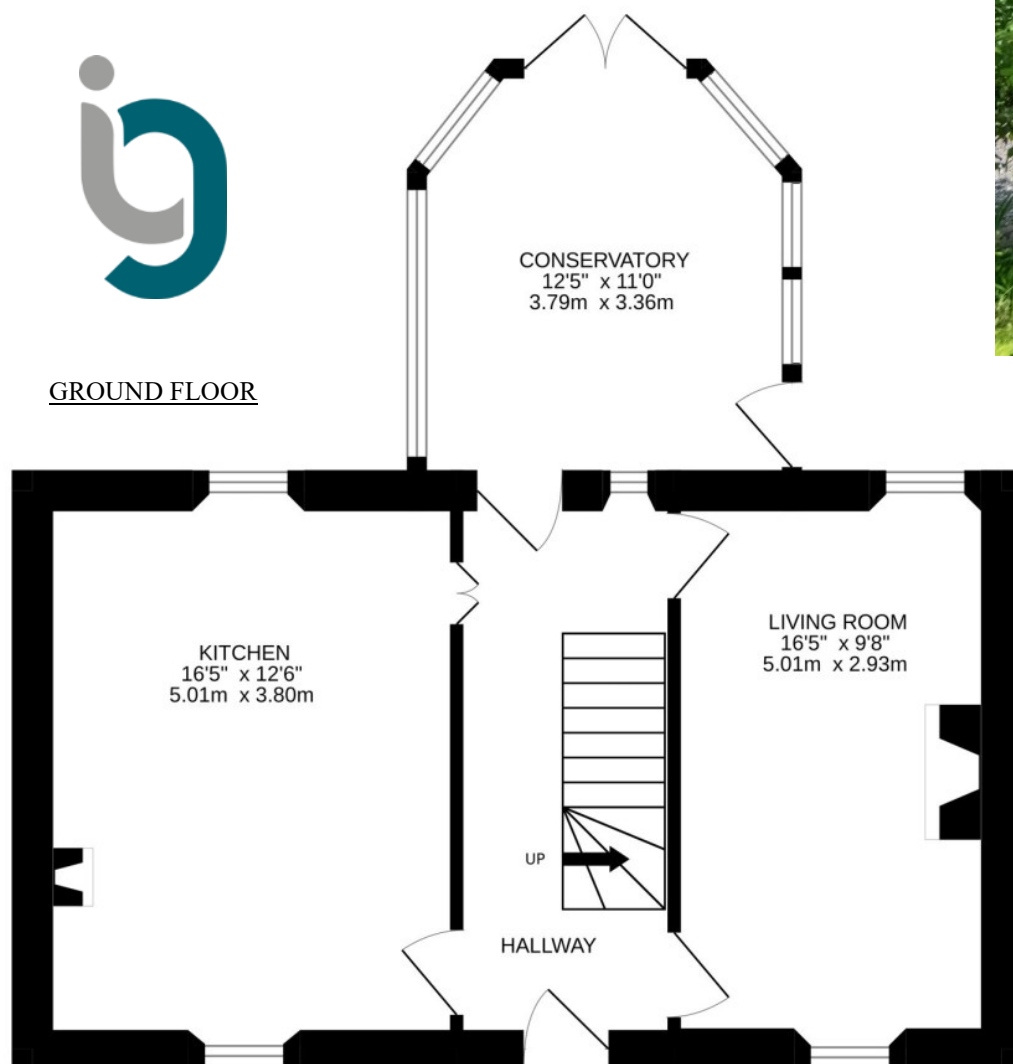




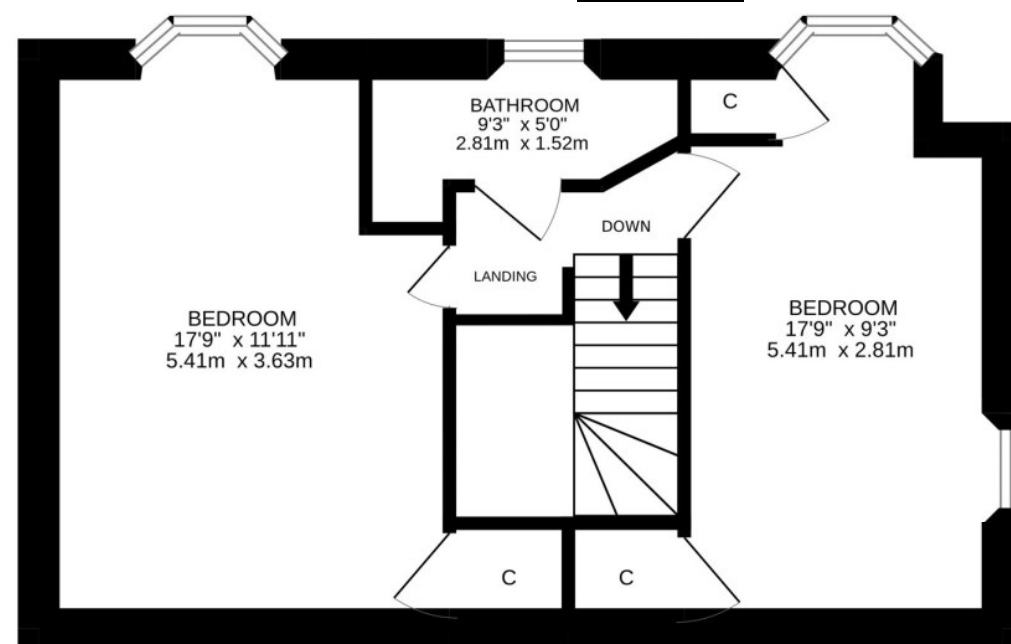
**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, & a medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



GROUND FLOOR



FIRST FLOOR



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