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Dilwyn, Dalginross, Comrie, Crieff, PH6 2ED

Offers Over £310,000


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Buying with Next Home

Dilwin, Dalginross, Comrie, Crieff, PH6 2ED

Many thanks for your interest with Dilwin, Dalginross, Comrie, Crieff, PH6 2ED.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The property is located in the picturesque Strathearn village of Comrie which is approximately 7 miles west of Crieff. There are many local services available within the village including a Post Office, cafe, doctor's surgery, dental practice, hotels, a bank, restaurant and a range of shops.

There are also various leisure pursuits and activities on offer. Further amenities and schooling can be found in the nearby town of Crieff.



Property Summary

A rare opportunity to purchase this deceptively spacious 3/4 bedroom detached extended traditional dwelling house situated within the desirable conservation village of Comrie.

The versatile accommodation comprises entrance hall; bright lounge with dual aspect sash and case windows with shutters and feature fireplace; large dining kitchen with doors to the rear garden and excellent storage; utility room; inner hall with door to the garden; shower room with light tunnel; bright bedroom with lovely views and additional bedroom/office/sitting room on the ground floor together with two further double bedrooms and bathroom on the first floor.

There is single glazed sash & case windows within the original property and double glazing in the extension to the rear. The property benefits from having gas central heating throughout.

Externally a driveway to the side provides off street parking and leads to a timber garage. The garden is enclosed and predominantly laid to lawn with planted borders.



Key property features

- ✓ Detached Traditional Villa
- ✓ Bright Lounge with Dual Aspect Windows
- ✓ Spacious Dining Kitchen & Utility Room
- ✓ 3/4 Double Bedrooms
- ✓ Shower Room & Bathroom
- ✓ Versatile accommodation
- ✓ Large Garden
- ✓ Nice views to the rear
- ✓ Original features
- ✓ Rare to the market









Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.



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Floorplans



Property Room sizes

HALL

LOUNGE

15' 9" x 14' 0" (4.8m x 4.27m)

KITCHEN/DINER

22' 2 (w)" x 12' 5" (6.76m x 3.78m)

UTILITY ROOM

14' 3" x 4' 4" (4.34m x 1.32m)

INNER HALL

5' 2" x 4' 2" (1.57m x 1.27m)

SHOWER ROOM

7' 5" x 4' 3" (2.26m x 1.3m)

BEDROOM

12' 3" x 10' 8" (3.73m x 3.25m)

BEDROOM/STUDY

13' 8" x 13' 8" (4.17m x 4.17m)

BATHROOM

9' 10" x 6' 2" (3m x 1.88m)

BEDROOM

18' 0" x 13' 0" (5.49m x 3.96m)

BEDROOM

17' 0" x 13' 10" (5.18m x 4.22m)



PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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