



EAST TURRET, 7 THE SQUARE
DUNIRA, COMRIE, PERTHSHIRE, PH6 2JZ

IrvingGeddes
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to offer this two bedroom self-contained apartment in the stunning location of Dunira. This small community of privately owned properties within Dunira Estate lies some 3 miles west of the much sought-after conservation village of Comrie and 2.5 miles from beautiful St. Fillans on Loch Earn.

This substantial apartment enjoys wonderful views and forms part of 'The Square' of residential properties. The property is located on the upper floor with private main door access from the East Turret and into a charming spiral staircase. The spacious property comprises: HALL, LOUNGE/KITCHEN with log-burner & dining area, 2 DOUBLE BEDROOMS, UTILITY ROOM and luxury SHOWER ROOM.

Externally there are two storage sheds, communal parking and private garden area located a short distance from the property, adjacent to the Boltachan Burn. Whilst lapsed, planning approval was previously granted to create a single parking space within the private garden area. Further info is available upon request.

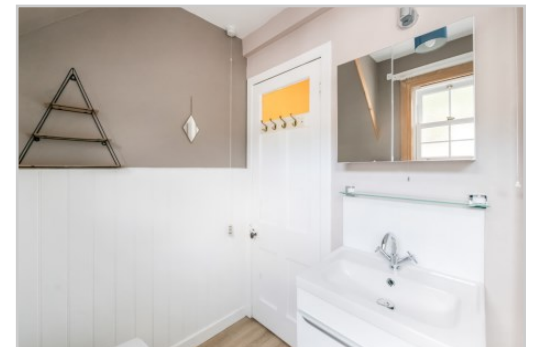
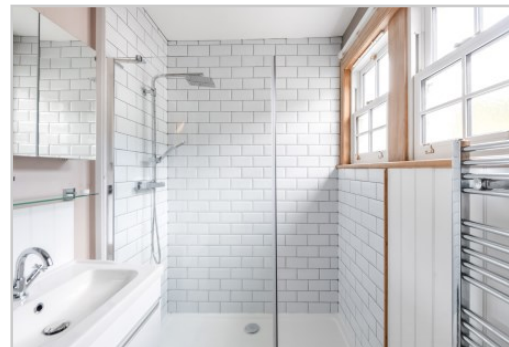
Full of character, East Turret is currently used as a permanent residence and previously operated as a successful holiday let. Likely to be a most welcome addition to the market with broad appeal.

Directions Follow the A85 west from Crieff to Comrie. Continue on the A85 towards St. Fillans and proceed for approx. 3 miles, turning right at the second signpost to 'Dunira'. Drive into the Estate, parking at the next fork in the road adjacent to the walled garden. The property is accessed through a gate to the left hand side of the walled garden with the front door located diagonally across the lawn.

Energy Performance: Rated 'D'. **Council Tax:** Rated 'B'.







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.

Dunira is set amidst spectacular scenery, at the centre of a designated National Scenic Area contiguous with the Comrie conservation area to the east & the Loch Lomond & Trossachs National Park to the west. Readily accessible with an easy commute to both Perth & Stirling and just over an hour from Glasgow & Edinburgh. This is an area of outstanding natural beauty and offers a huge variety of sporting/outdoor facilities including golf courses, sailing & watersports at Loch Earn, hillwalking and ‘munro bagging’, shooting & fishing.

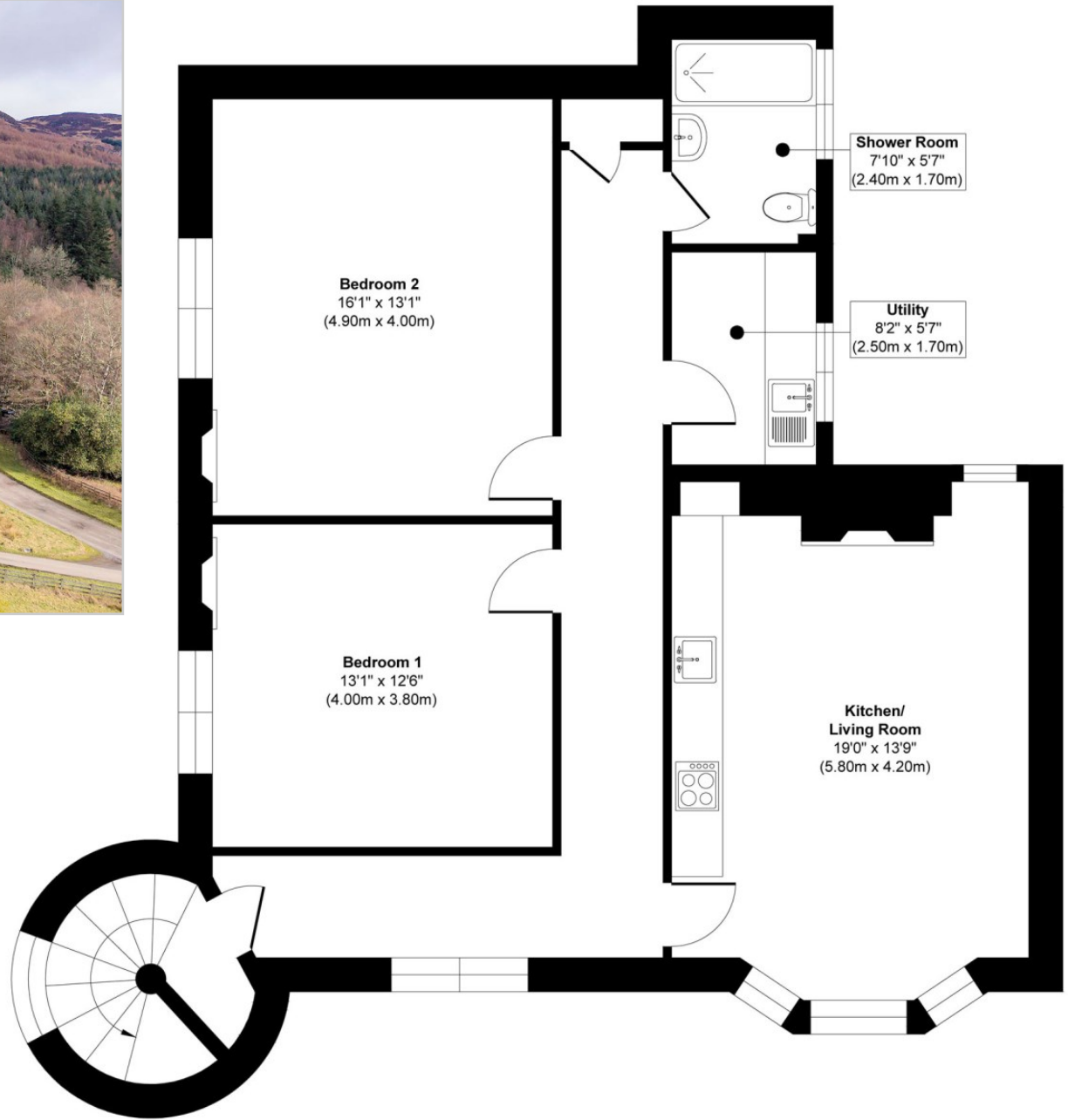
The beautiful conservation village of Comrie, just 3 miles east of Dunira, lies on the banks of the River Earn and is in the heart of the scenic West Strathearn area of Perthshire, nestled on the edge of the Scottish Highlands. The village has an excellent Primary School with a school bus that collects from Dunira; secondary education is at Crieff High School. There are excellent private schools locally, with Ardreck Prep School & Morrison's Academy in Crieff and Glenalmond around 18 miles to the east. Crieff provides an extensive range of services & lies just 9 miles to the east.

Comrie has a thriving, busy & friendly community and is well known for its ‘Flambeaux Parade’ at New Year and ‘Comrie Fortnight’ in the summer. Both events and the many others in between are well supported by villagers and visitors alike. On a day to day basis Comrie has an excellent range of facilities including a post office, butcher, baker, delicatessen, greengrocer, several cafes and restaurants and more. There are 3 churches, a volunteer fire service, doctors’ surgery and dentist. Comrie boasts an array of different clubs and societies (including a cinema club) to suit all ages and benefits from a well-used community centre in the heart of the village. There is also a golf club, play park & large recreational area which includes a cricket ground & skateboard park.

Close by is Comrie Croft, an award winning green destination offering hostel accommodation and glamping, tea garden and farm shop plus some of the best compact mountain bike trails in the country. Also within easy reach is Auchingarrich Wildlife Park with animals and activities for all ages; fly fishing; outstanding views and an excellent restaurant. And then there’s Cultybraggan Camp, first used as a prisoner of war camp in WW2; then as an army training area, this 90-acre area of land on the outskirts of Comrie is owned by the Comrie Development Trust which is working to develop the site as a model of sustainable development for rural communities across Scotland. Currently it is host to several local businesses as well as allotments, Comrie Community Orchard Group and the ‘Comrie In Colour’ team.

St Fillans, on the other side of Dunira is another busy community with outstanding views across Loch Earn. Here visitors and locals can enjoy fine dining, golf, clubs and societies as well as access to water sports.





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

Irving Geddes
W.S. • Solicitors • Estate Agents