

KILGOUR COTTAGE, BURRELL STREET, COMRIE, PH6 2JP



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Irving Geddes are delighted to offer for sale this charming c-listed three bedroom semi-detached villa located in the highly sought-after Perthshire conservation village of Comrie. The well-proportioned layout is set over two floors and comprises on the ground floor; ENTRANCE HALL with stairs to upper floor, LOUNGE, DINING KITCHEN with patio doors to rear and walk-in under-stairs storage, and BEDROOM/SITTING ROOM. There are two generously sized DOUBLE BEDROOMS on the upper floor, BATHROOM & access to spacious eaves storage. The property is warmed by modern gas fired central heating.

There is unrestricted on-street parking to the front. The rear garden is notable in size and boasts a most pleasant wooded backdrop, into which access is enjoyed. There is a large gravel area and lawn, with two timber sheds and planted beds.

A home full of character, with walls stripped ready for decoration, a property upon which buyers can place their own design ideas and create a wonderful family home. Kilgour Cottage enjoys a prime location within easy reach of the centre in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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

Video Tour <https://my.matterport.com/show/?m=7UXyECAsGMK>

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).

IrvingGeddes
W.S. • Solicitors • Estate Agents





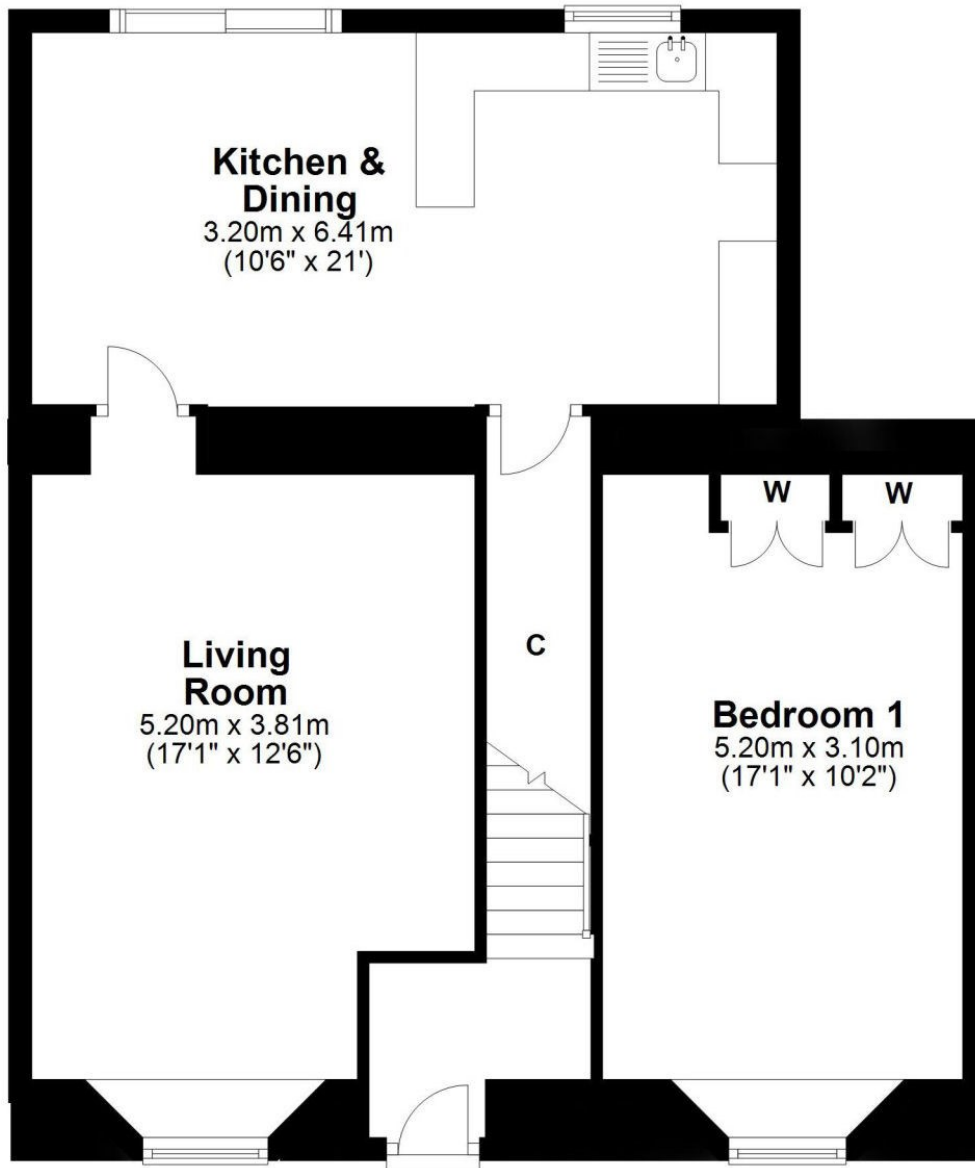






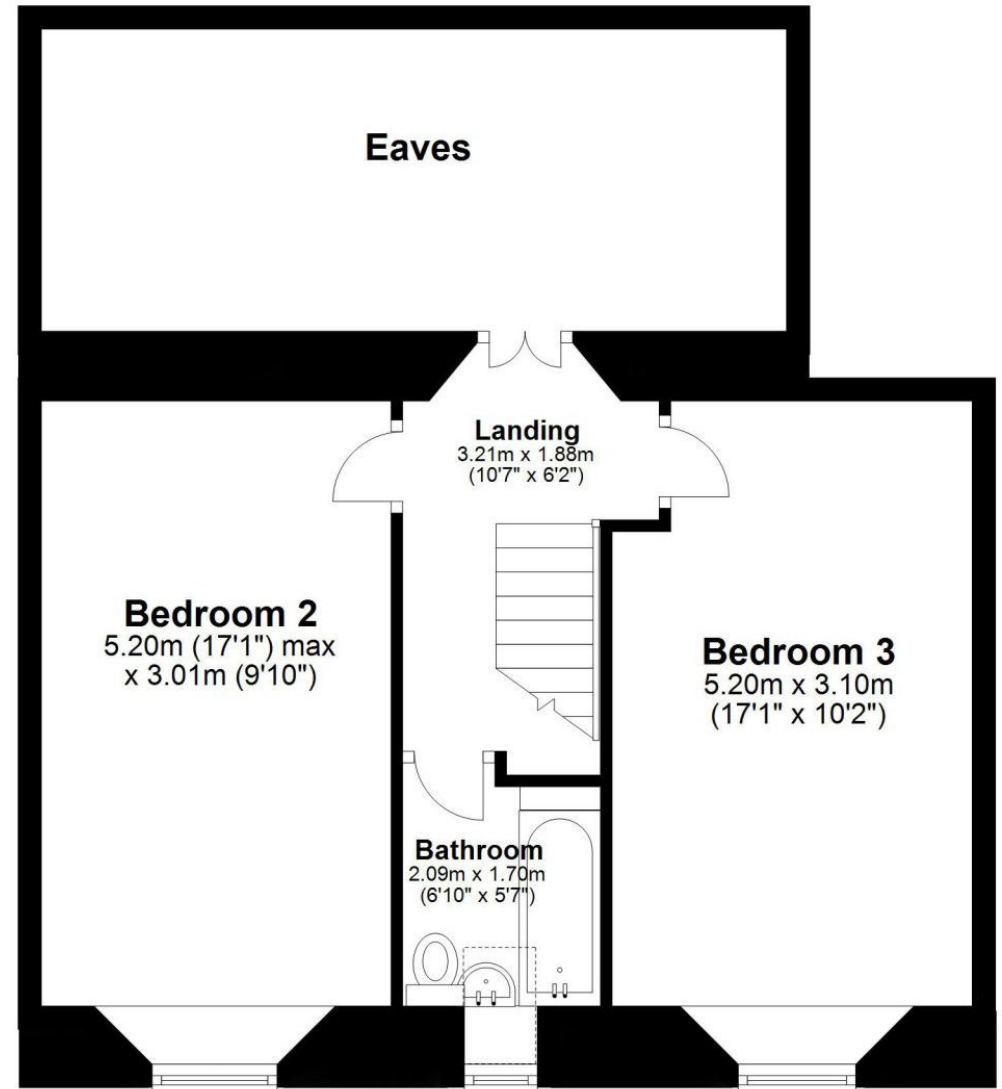
Ground Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)





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