

DUNADIN, DUNDAS STREET, COMRIE, PH6 2LN



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Irving Geddes are delighted to offer for sale this most charming three bedroom detached period property located centrally in the highly sought after Perthshire conservation village of Comrie, within easy walking distance of the centre, along with nearby woodland walks. The flexible and well-proportioned accommodation is set over two floors and comprises on the ground floor; ENTRANCE HALL, SITTING ROOM with triple glazed French doors to the rear garden, newly fitted KITCHEN with wood burning range cooker, NEFF appliances & French doors, DINING ROOM with French doors leading to a paved patio area, BATHROOM. A DOUBLE BEDROOM is located mid-landing. The upper floor comprising; landing with storage cupboard, SHOWER ROOM & TWO FURTHER DOUBLE BEDROOMS. The property is warmed by gas fired central heating and double-glazed throughout, with recently fitted triple glazed (NorDan) French doors on the ground level.

Externally there is unrestricted on-street parking to the front. The rear garden is notable in size and borders Comrie Parish Church grounds and nearby River Earn. A paved patio is immediately adjacent to the dining room. There is a large area of lawn with a plethora of mature planting, raised vegetable & fruit beds, garden pond & large greenhouse. To the rear is an impressive insulated timber studio with electricity, double glazing & wifi. An area to the side is currently utilised as a workshop & store. Dunadin is a home full of character, offering scope for further Development, with lapsed planning for an extension. Dunadin enjoys a prime location within easy reach of all village amenities. Likely to have broad appeal, early viewing is advised.

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

Video Tour <https://my.matterport.com/show/?m=j8xfmktqG8>

Viewing Strictly by appointment through Irving Geddes - 01764 670325 or 653771.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mils west of Crieff & only 25mils 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 & fishing at Loch Earn (6mils).

















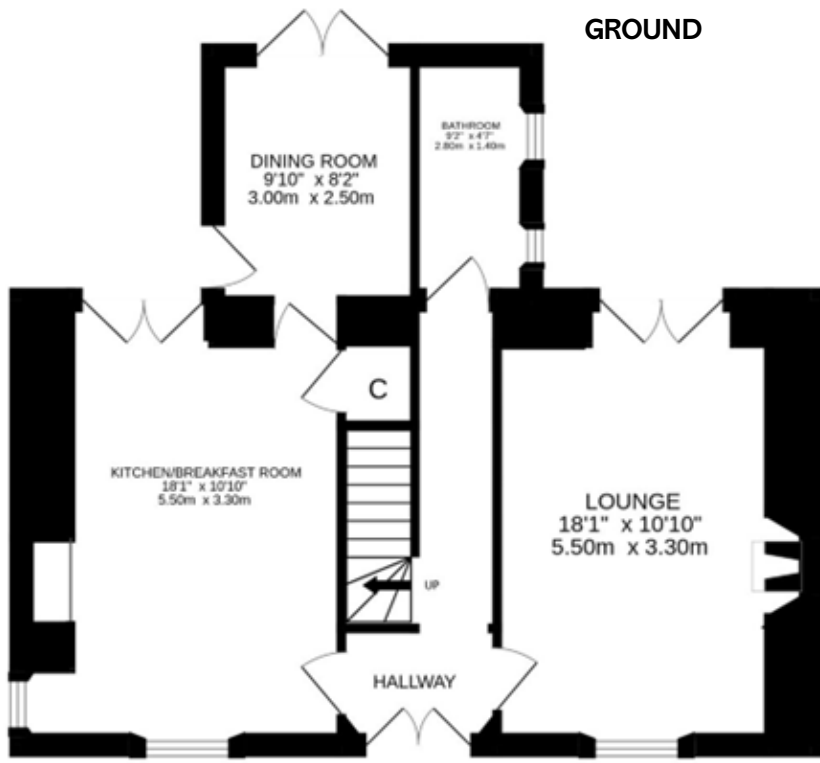




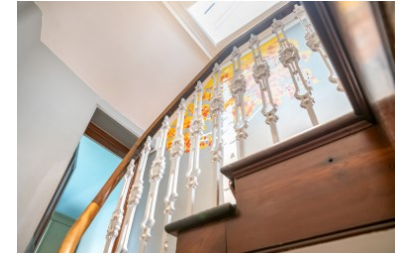
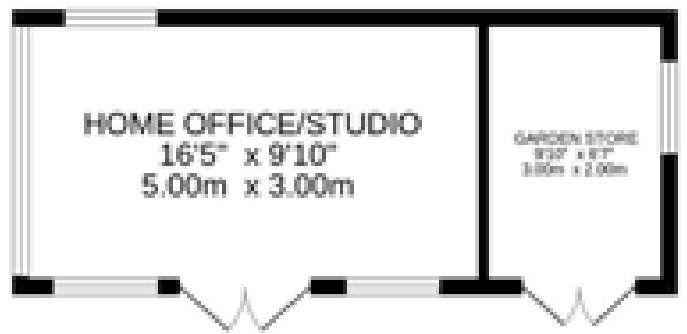
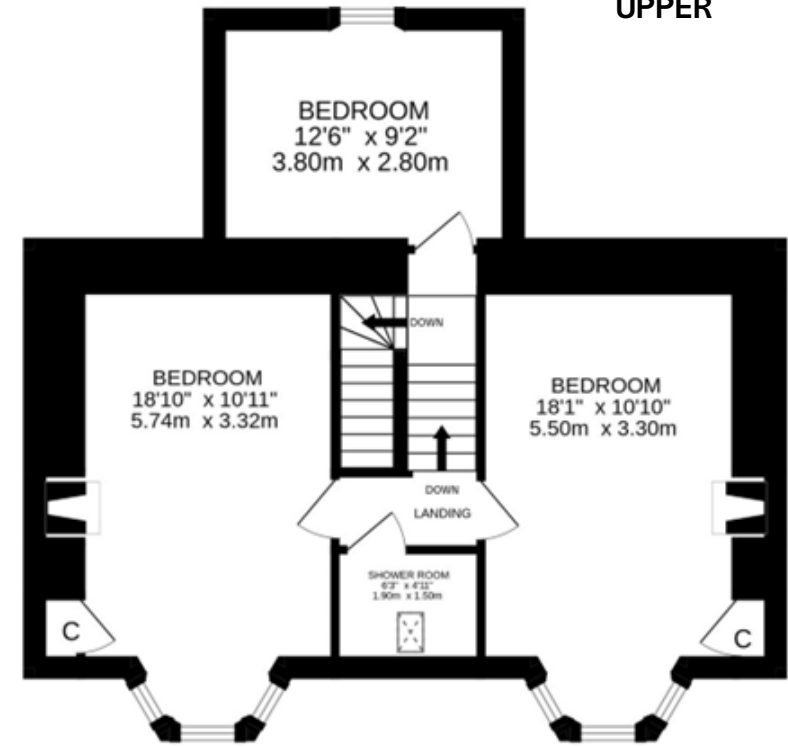




GROUND



UPPER



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