

NEWHAVEN
DRUMMOND STREET, COMRIE, PH6 2DW





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Irving Geddes are delighted to offer for sale this most charming three bedroom main door maisonette with private parking & garden, centrally located in the desirable Perthshire village of Comrie. Occupying the rear and upper sections of a handsome c-listed building, Newhaven has well presented, flexible accommodation over two floors, comprising on the ground floor; ENTRANCE HALL with under-stair utility cupboard and a DOUBLE BEDROOM. The upper level has a HALL with two useful storage cupboards, DOUBLE BEDROOM, single BEDROOM/STUDY, contemporary BATHROOM, BREAKFASTING KITCHEN, & a most attractive LOUNGE with large window boasting an excellent outlook over the village square and onto the hills beyond.

Newhaven has on-street parking to the front & private off-street parking to the rear. The enclosed garden is laid to lawn and also includes an area across the rear access lane, extending to the River Earn. A characterful property enjoying a prime location within one of Perthshire's most sought after villages, and one likely to have broad appeal.

N.B. the shop premises below is also offered for sale separately. Most recently used as an artists' studio/gallery and comprises a double fronted shop/office space, kitchen and W.C, and benefits from a large brick-built store/studio to the rear.

Video Tour <https://my.matterport.com/show/?m=xWi8UqE3UBN>

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

Services Mains gas, electric, water & drainage.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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, 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, with river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mils).







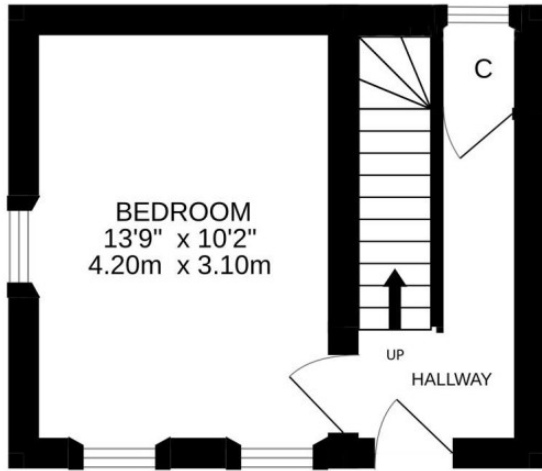




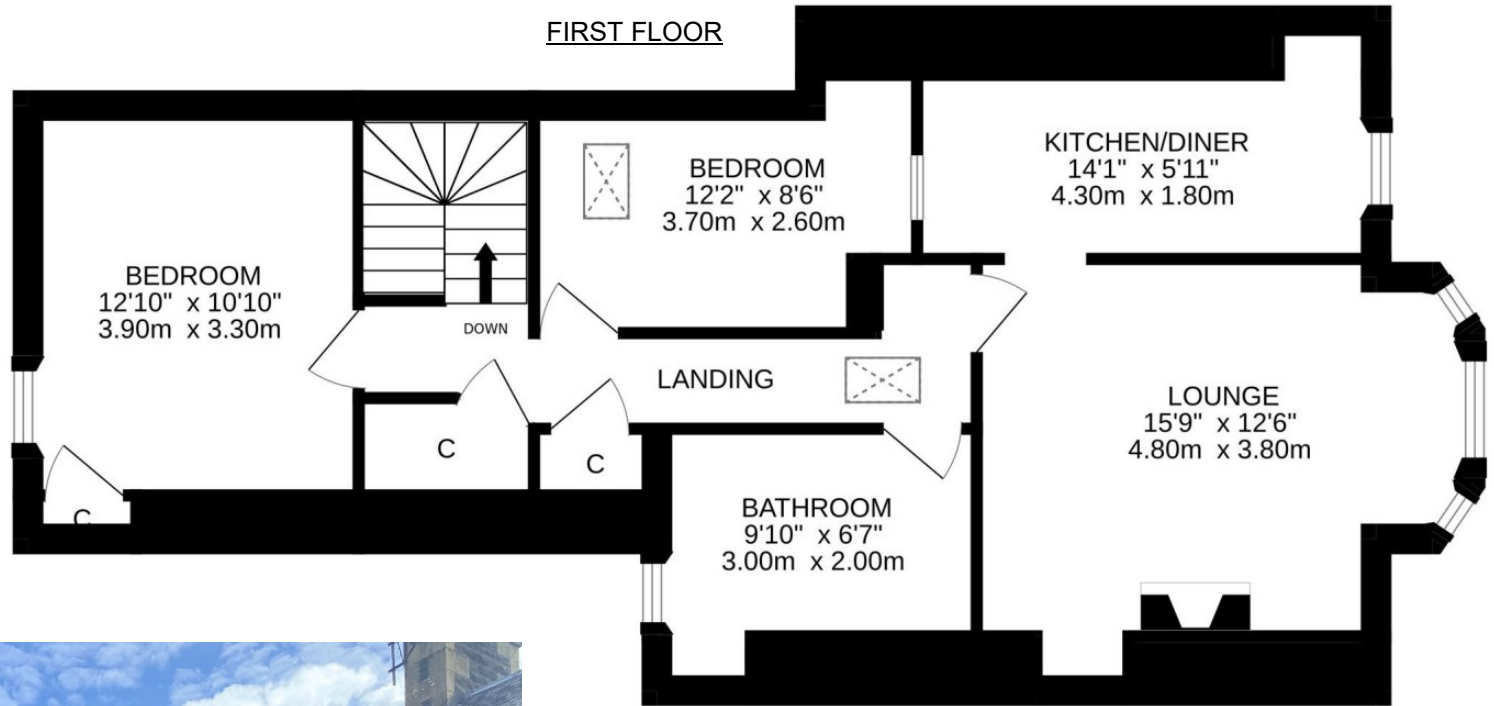




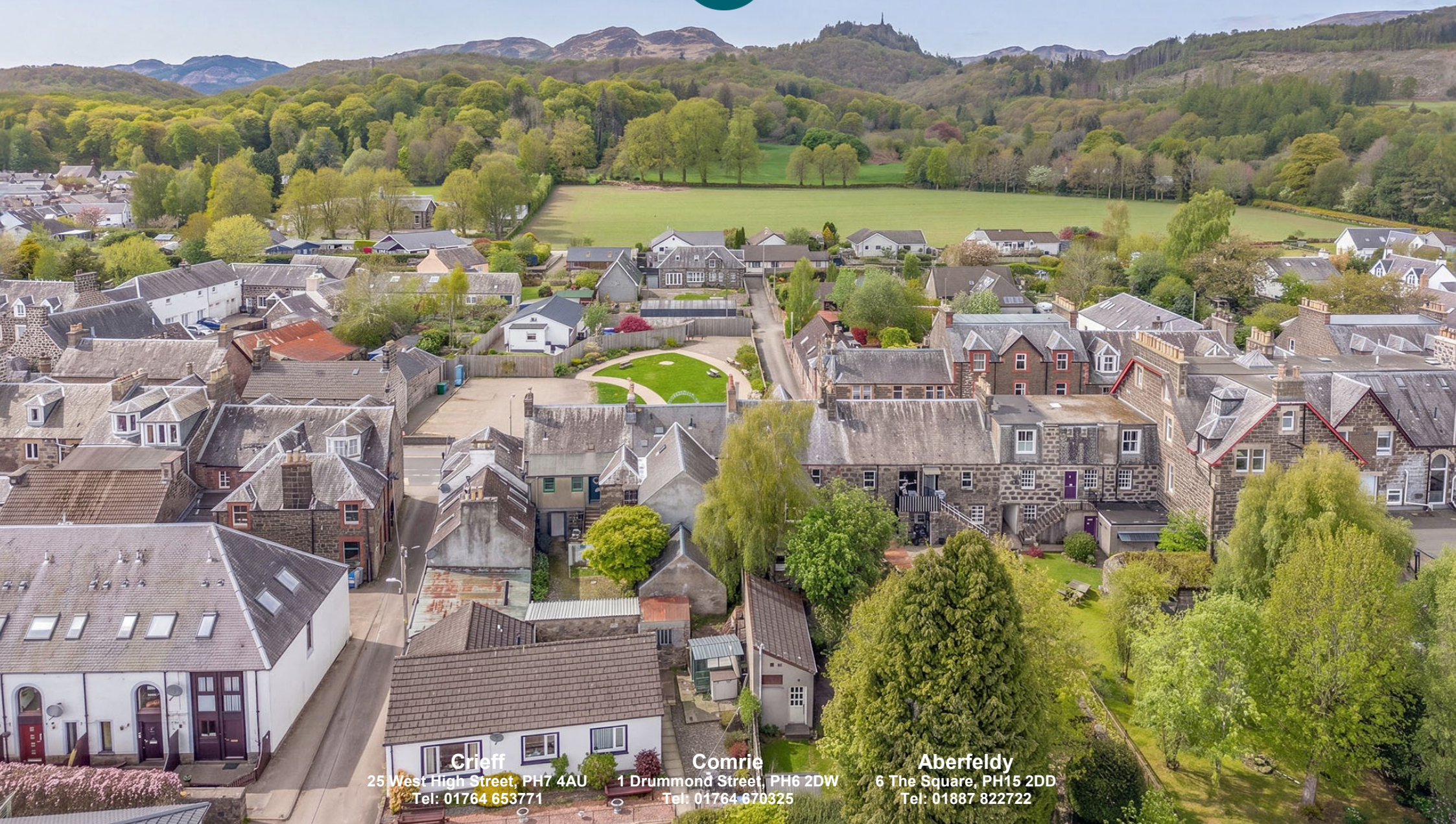
GROUND FLOOR



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 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