

1 GILFILLAN COURT
COMRIE, PH6 2DJ



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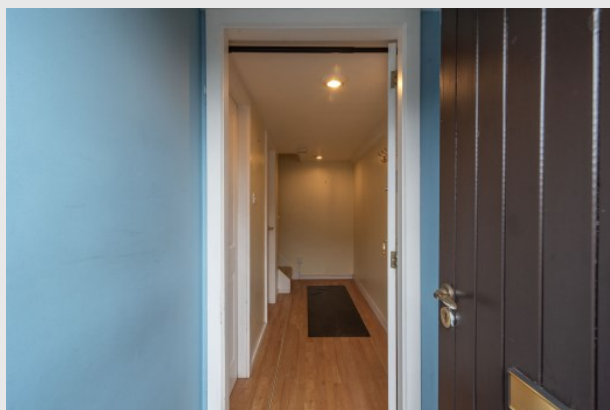
Irving Geddes are delighted to offer for sale this 3 bedroom end-terrace town house, centrally located in the highly sought after conservation village of Comrie. Located within the village centre, yet enjoying a private setting, Gillfillan Court is a C-listed development of 5 terraced properties, each with a small outdoor seating area and integrated garage. Set over 3 floors, the ground floor comprises; VESTIBULE, W.C, and BEDROOM. There is a LOUNGE and DINING KITCHEN on the first floor & a FURTHER BEDROOM, STUDY/SINGLE BEDROOM & BATHROOM on the upper floor. A charming property likely to have broad appeal, presented in move-in condition and located a short stroll to all the local amenities in a highly desirable Perthshire village. Gas central heating & double glazed.

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, 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 (6mls).

Video Tour <https://my.matterport.com/show/?m=1EryGaGgS9P>

Energy Performance Rated 'C' for efficiency. **Council Tax** Band 'C'

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

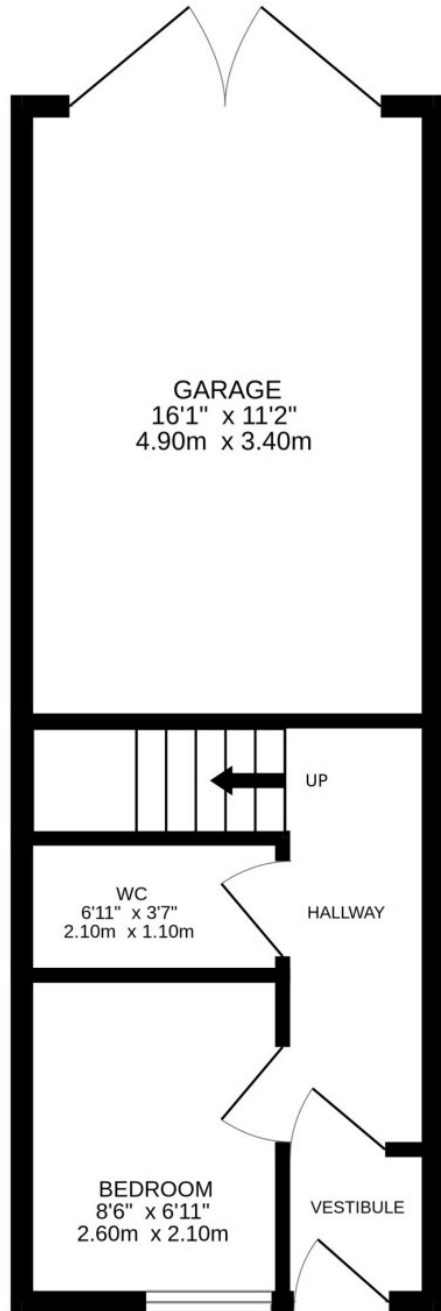




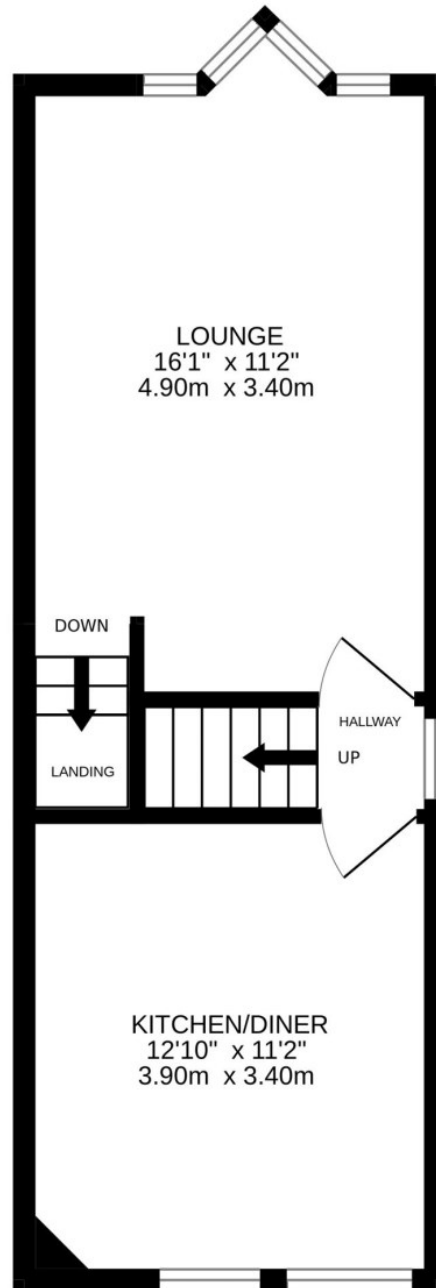




GROUND FLOOR

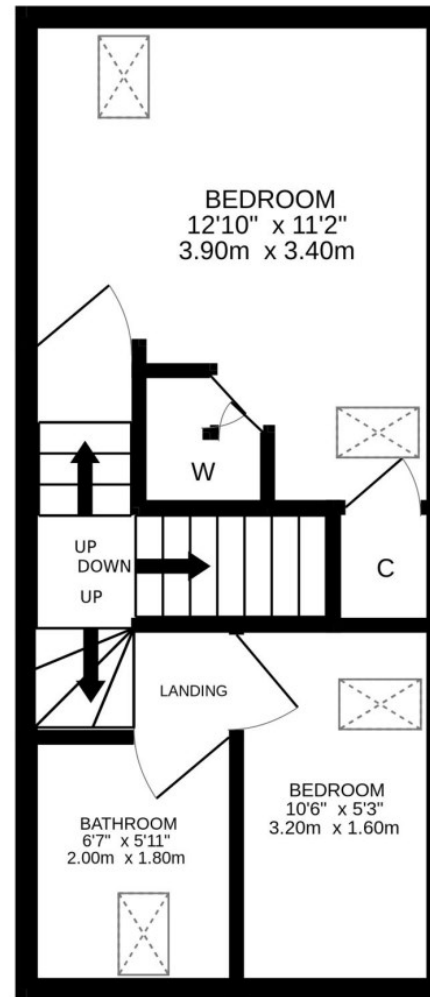


FIRST FLOOR



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SECOND 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 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