

CAROCH COTTAGE

1 DUNDAS STREET, COMRIE, PH6 2LN



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We are delighted to offer for sale this spacious two bedroom main door duplex apartment centrally located in the highly sought after Perthshire conservation village of Comrie. Main door access into LOWER LANDING & fully fitted DINING KITCHEN, with stairs to upper floor. The UPPER LANDING provides access to 2 DOUBLE BEDROOMS, large LOUNGE and door SHOWER ROOM with storage. Warmed by combi fired gas central heating, with single sash & case windows to the front, double glazed to rear. A charming home, currently operating as a successful holiday-let, presented in true move-in condition and located a short stroll to all the local amenities in this highly desirable Perthshire village.

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=7XkXWba846H>

Energy Performance Rated 'D' for efficiency. **Council Tax** Band 'B'

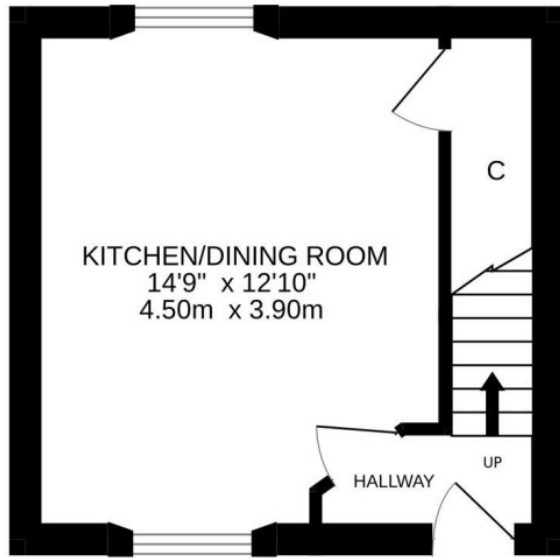
Viewing Strictly by appointment through Irving Geddes - 01764 670325.



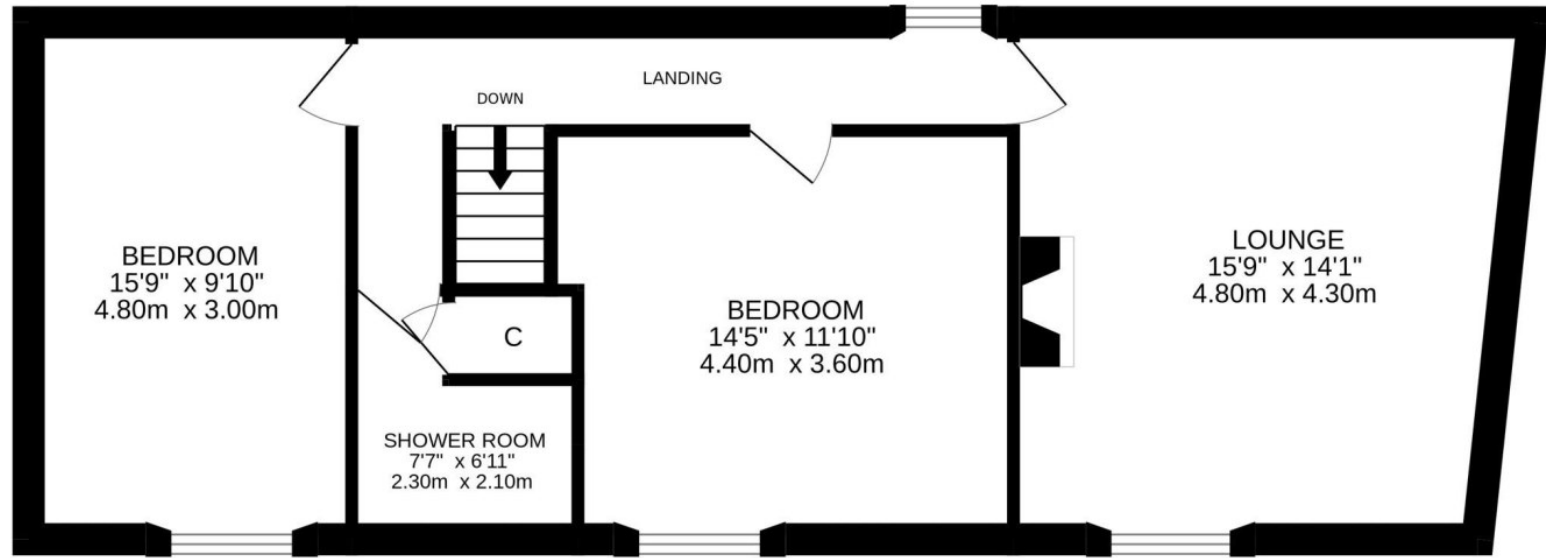




GROUND FLOOR



FIRST FLOOR





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

