

Digitally Staged

SUNRISE

THE ROSS, COMRIE, PH6 2JS



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A substantial end-terrace 4 bedroom villa forming part of a subdivided mansion house located within 'The Ross', a prime residential area of the highly sought after Perthshire conservation village of Comrie. The Ross is accessed via a charming arched bridge, within easy walking distance of the many amenities the bustling village has to offer.

Historically the Ross was a small crofting/weaving community & The House of Ross was built in 1909 by Scottish/Canadian philanthropists David Douglas & Mary Louisa MacLagan. The property is set over two floors, the ground floor comprising VESTIBULE with storage off, internal HALL with door to W.C./UTILITY, dual-aspect LOUNGE, DINING KITCHEN with storage, and DOUBLE BEDROOM. There is an upper landing with storage, BATHROOM, large DOUBLE BEDROOMS, compact DOUBLE and single BEDROOM on the upper floor.

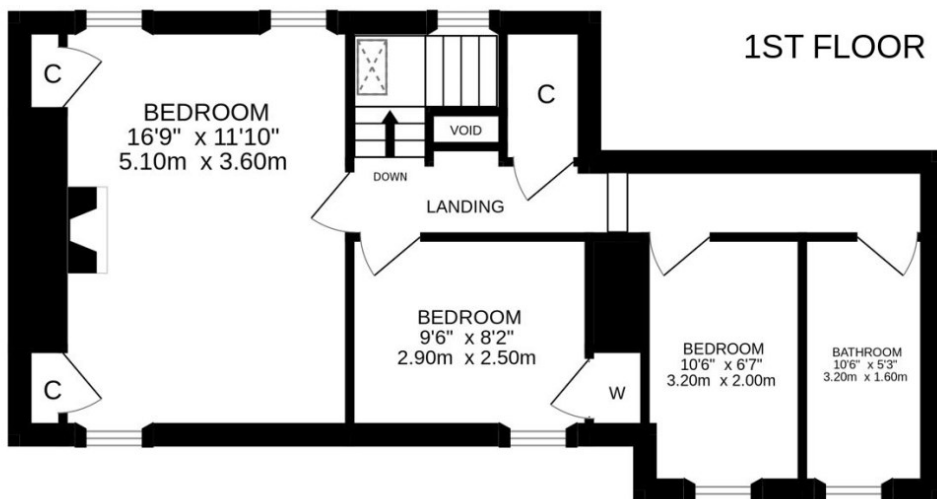
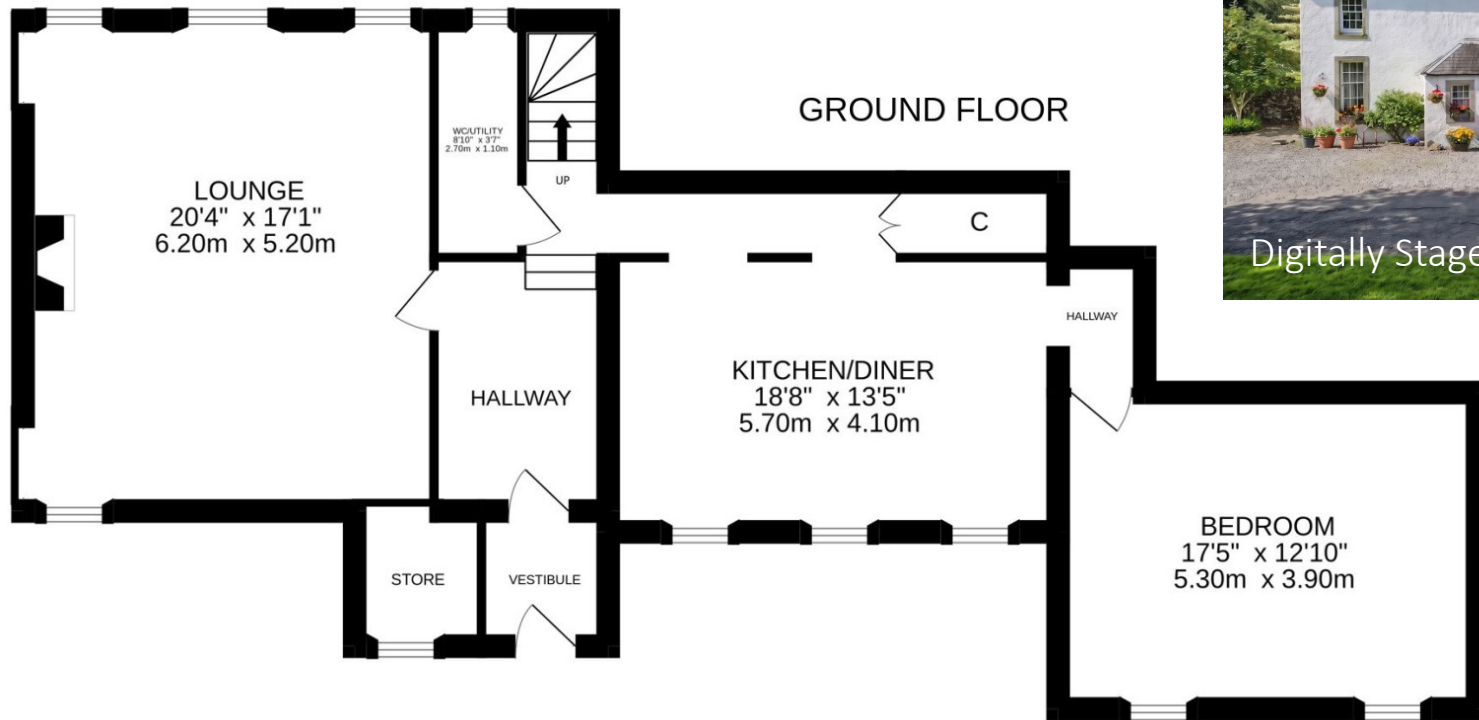
The property has a private garden area, ample parking & large brick-built store. A characterful home enjoying an enviable rural location within easy access of one of Perthshire's most desirable villages.

N.B. The property requires a programme of upgrades and modernisation. The external images have been digitally staged.

Energy Performance Rated 'E' for efficiency.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.





There are beautiful countryside and hill walks direct from the property. The 'Earthquake House' is located nearby, one of Europe's smallest listed buildings & oldest seismic observatories (1869), & the charming 'Linn' is a short walk away, a natural swimming pool on the Water of Ruchill.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, with two hotels, cafes/restaurants, medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, mountain biking at 'Comrie Croft' & water sports/fishing at Loch Earn (6mls).