



THE COACH HOUSE, THE ROSS, COMRIE, PH6 2JS

## THE COACH HOUSE, THE ROSS, COMRIE, PH6 2JS

A substantial mid-terrace four 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 and is 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 a fantastic DINING KITCHEN/FAMILY ROOM open to a large LOUNGE with wood-burning stove, with door off to DOUBLE BEDROOM. An internal hall provides access to a further DOUBLE BEDROOM & BATHROOM. On the upper floor there is a third DOUBLE BEDROOM with large storage room off and a single BEDROOM/STUDY.

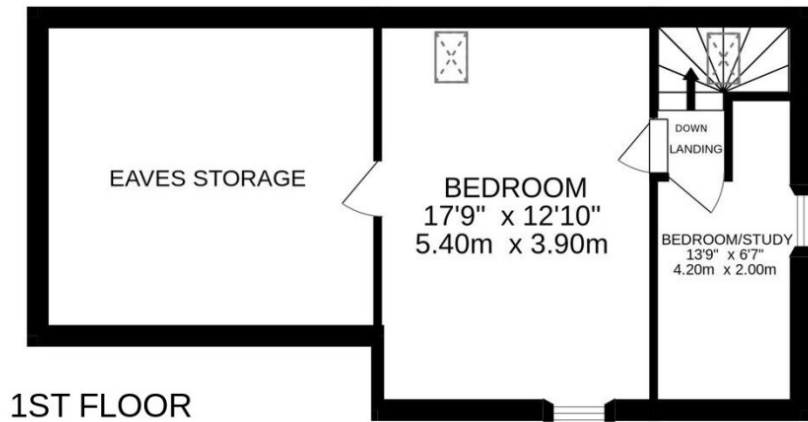
The property has a private garden and parking to the front, along with large external stores adjoining and detached from the house. A characterful and versatile home enjoying an enviable rural location within easy access of one of Perthshire's most desirable villages.

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

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

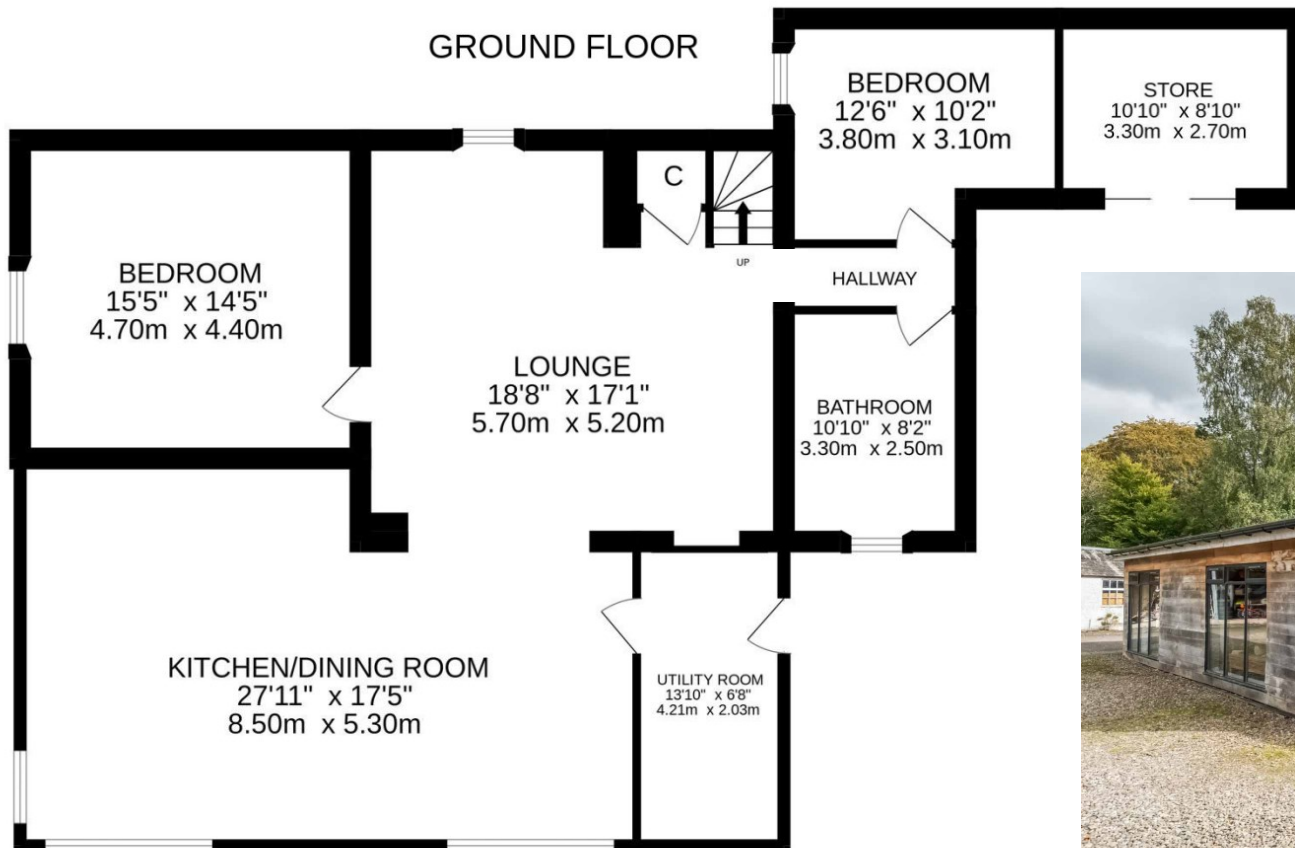






There are beautiful countryside and hill walks direct from the property. The 'Earthquake House' is located nearby, one of Europe's smallest listed buildings & oldest seismic observatories (1869), & the charming 'Linn' is a short walk away, a natural swimming pool on the Water of Ruchill.

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).



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents





### 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