



RIVERHOUSE, EASTER TULLYBANNOCHER
COMRIE, PERTHSHIRE, PH6 2JY



IrvingGeddes
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RIVERHOUSE, EASTER TULLYBANNOCHER COMRIE, PERTSHIRE, PH6 2JY

Irving Geddes are delighted to offer for sale this stunning new build property located less than 1 mile west of the highly sought after Perthshire conservation village of Comrie. Sitting in a private 1/4 acre site, with the River Earn forming a boundary at the rear, this bespoke detached villa was designed by local practice, Finlayson Architects, and offers a flexible & spacious layout over two floors. The ground floor comprises; VESTIBULE with sheltered external porch, generously sized HALL with W.C. off, large storage cupboard and additional under-stairs storage, superb triple aspect DINING KITCHEN open to a SUN ROOM, with doors to external decked patio, UTILITY ROOM with external door & sheltered access to garage, generously sized triple-aspect LOUNGE with sliding door to decking, & DOUBLE BEDROOM. The upper landing has built-in storage & provides access to 3 DOUBLE BEDROOMS (Master EN-SUITE SHOWER ROOM), FAMILY BATHROOM, & OFFICE. The office is plumbed, should buyers wish to reconfigure the layout to create en-suite facilities in the future.

Attractive landscaped gardens surround the property. Ample private parking lies to the front with a large attached single garage (timber gates are to be installed prior to sale.) A paved path links the front to the fully enclosed rear, which has a large paved/decked patio, raised beds, an expanse of lawn, mature planting, and a tree lined riverbank.

Warmed by air source heat pump to under-floor on the ground level & radiators on the upper floor, the en-suite also benefiting from under-floor heating; utility costs supplemented by solar panels. Private onsite drainage, mains water and electric, and high performance timber double-glazing, aluminium clad externally.

An exceptional family home, boasting a versatile layout, quality fittings throughout, and a beautiful natural stone and wood clad finish. Riverhouse enjoys an enviable setting close to a highly regarded Perthshire village and surrounded by stunning countryside. Likely to have broad appeal and early viewing advised.

Video Tour <https://my.matterport.com/show/?m=D9dJsxCrU2U>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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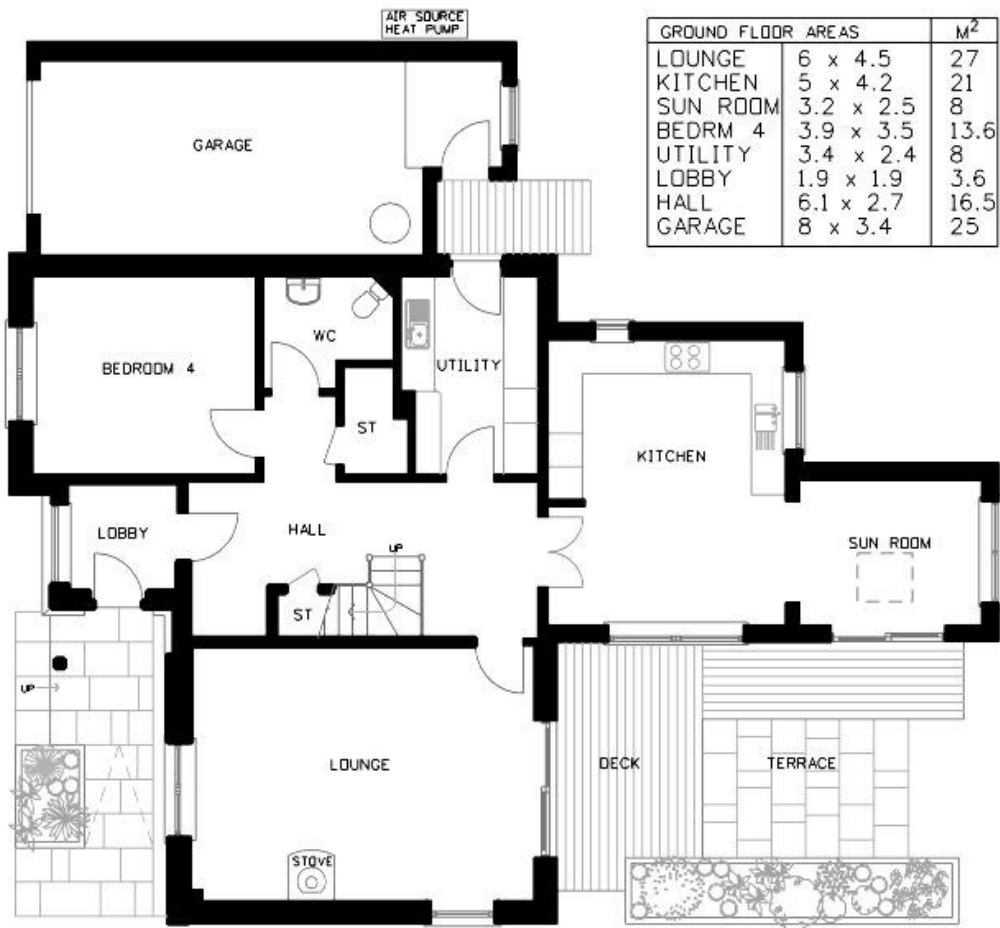












GROUND FLOOR



1ST FLOOR

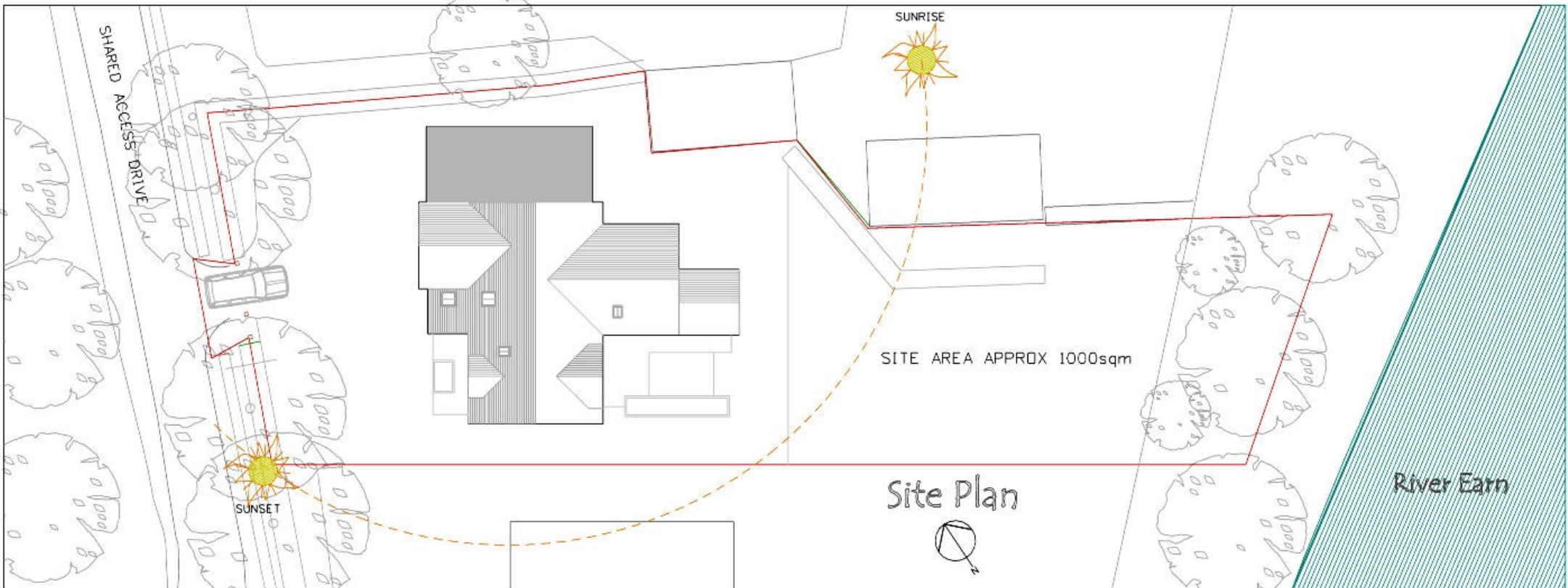
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, hotels, restaurants, medical centre and dentist. There is a charming primary school in Comrie, & private & 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' & water sports and fishing at Loch Earn (6mls).



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.

Riverhouse

Easter Tullybannocher
Comrie, Perthshire





Crieff

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Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

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Tel: 01887 822722