

# EASTER HOUSE OF ROSS

## THE ROSS, COMRIE

PH6 2JS



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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 VESTIBULE, open landing with door to W.C./CLOAKROOM, dual-aspect LOUNGE with log burner and substantial DINING KITCHEN with pantry. There is a BATHROOM & 4 DOUBLE BEDROOMS (one with EN-SUITE SHOWER) on the upper floor. The master bedroom is notable in size and grandeur, this former music room has a triple aspect and vaulted ceiling.

The property has a private garden and parking to the front, along with a large external store adjoining 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 'E' for efficiency.      **Council Tax** Band 'E'.

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



Archive Photograph

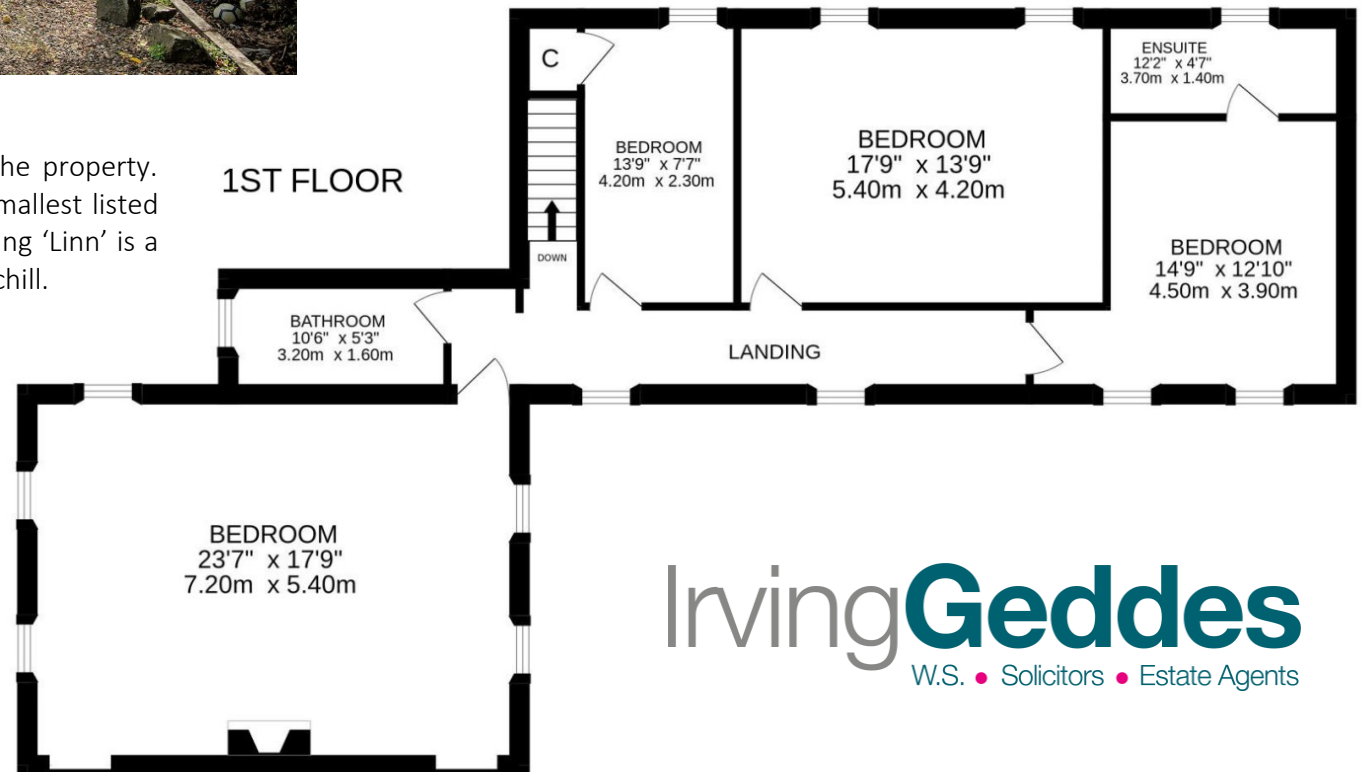
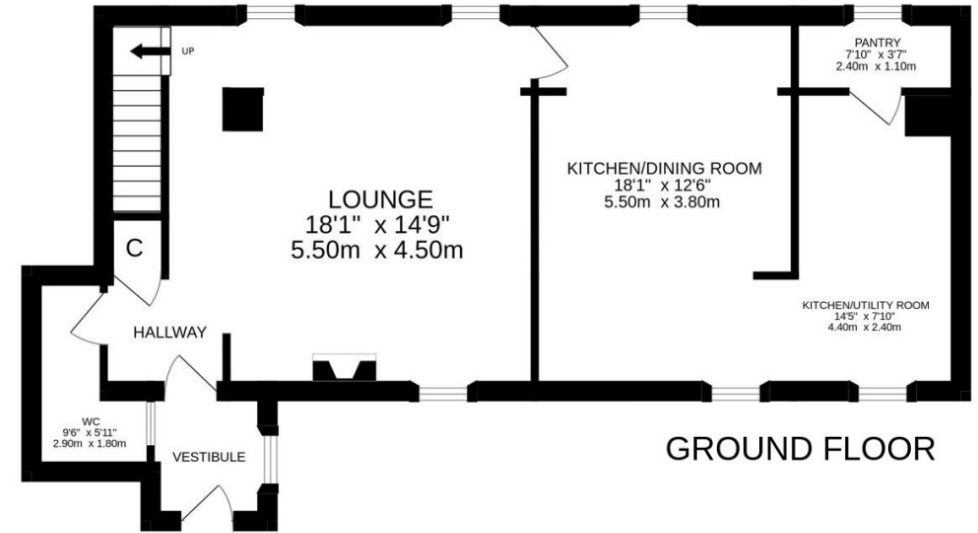






There are beautiful countryside and hill walks direct from the property. The 'Earthquake House' is located nearby, one of Europe's smallest listed buildings & oldest seismic observatories (1869), & the charming 'Linn' is a short walk away, a natural swimming pool on the Water of Ruchill.

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).



**Irving Geddes**  
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