



ONTARIO HOUSE, DALGINROSS, COMRIE, PH6 2HB



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Irving Geddes are delighted to offer for sale this handsome 4/5 bedroom detached period property dating from c.1875, centrally located in the sought-after Perthshire conservation village of Comrie. Ontario House is full of period character, with ornate cornice & ceiling roses, original doors and wood detail, including an attractive balustrade & turned handrail, fire surrounds & shelved presses. A flexible layout over two floors, comprising on the ground floor; VESTIBULE, HALL with storage, LOUNGE with open fire and bay window, SITTING ROOM, DINING ROOM, BREAKFASTING KITCHEN with pantry and large storage cupboard, UTILITY ROOM and SHOWER ROOM. On the first floor is a mid-landing FAMILY BATHROOM, upper landing, 4 BEDROOMS and STUDY. Warmed by gas fired central heating (new combi boiler fitted in 2025).

There are good sized mature garden grounds surrounding the property. The front has ample private gravel parking and a detached single garage. The fully enclosed side & rear garden has areas of lawn, a further parking area, mature planting throughout, large paved patio, timber shed, gazebo & workshop.

A most attractive family home in a prime residential area within easy walking distance to the centre of one of Perthshire's most sought after villages. Offered in move-in condition & offering buyers an opportunity to further develop/upgrade the accommodation. Likely to have broad appeal & early viewing is strongly advised.

Energy Performance Rated 'E' **Council Tax** Band 'G'

Video Tour <https://my.matterport.com/show/?m=8hxXyq4hE2W>

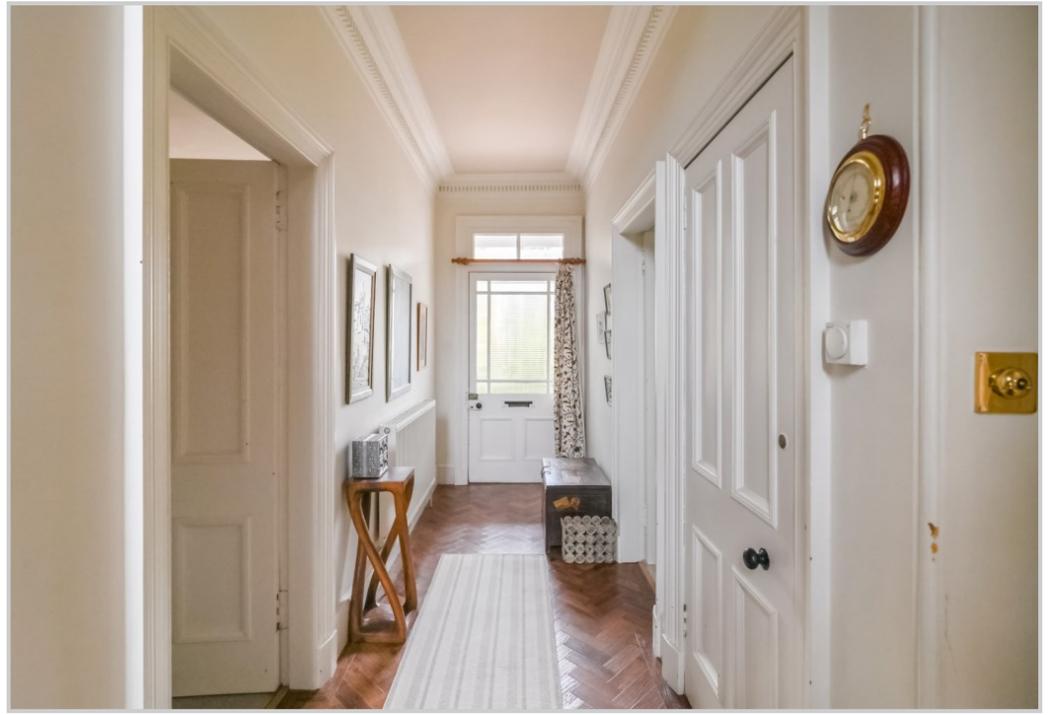
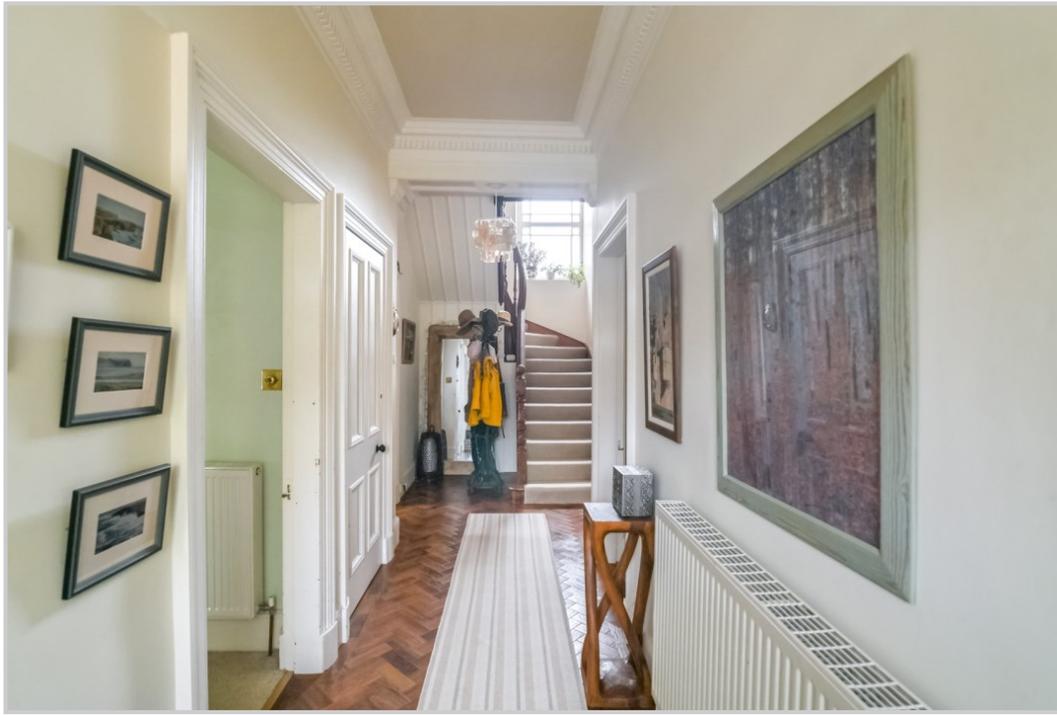
Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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, and 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, there are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).











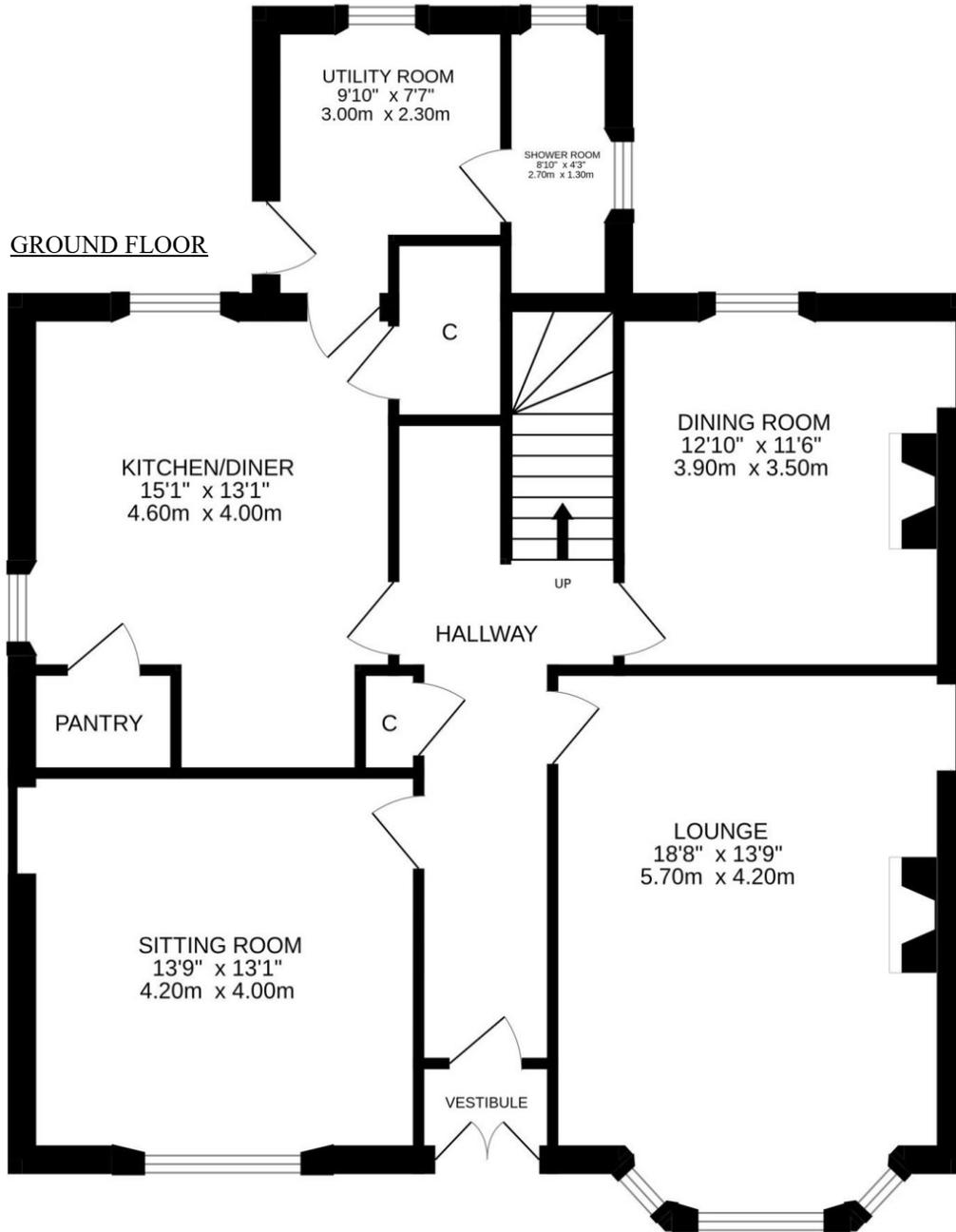




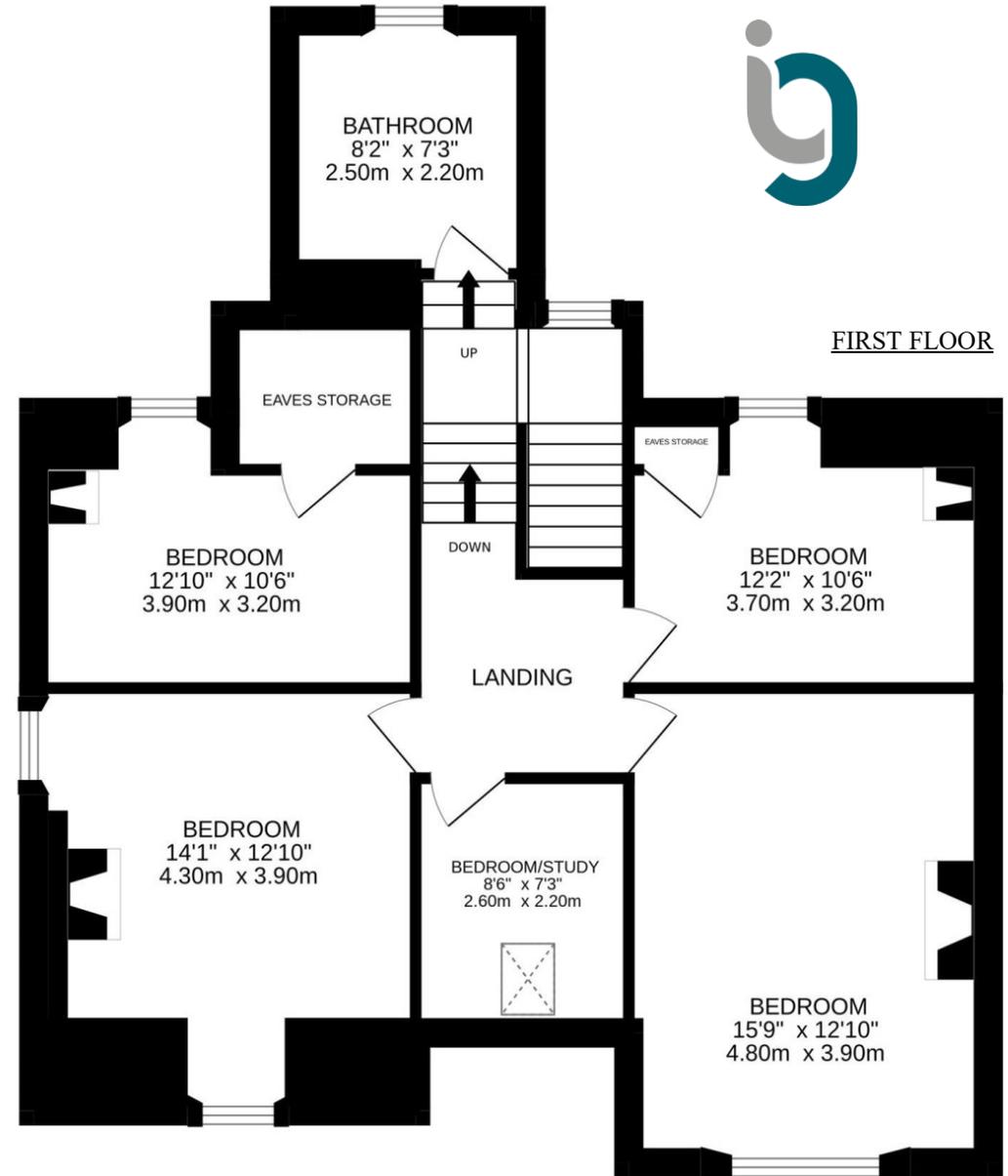




GROUND FLOOR



FIRST FLOOR



Irving **Geddes**
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