

THE OLD BAKERY, BURRELL STREET, COMRIE, PH6 2JP



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Irving Geddes are delighted to offer for sale this most charming three bedroom detached period villa with attached external store, located in the highly sought-after Perthshire village of Comrie. Well presented and flexible accommodation over two floors, comprising on the ground floor; **LOUNGE, DINING KITCHEN, DINING ROOM/BEDROOM** and **BATHROOM**. The upper floor comprises; **LANDING, MASTER BEDROOM with en-suite shower, Two further BEDROOMS & CLOAKROOM with WC**. The property is warmed gas fired central heating.

Externally there is private parking to the rear, with unrestricted on-street parking to the side. The rear garden is laid with stone chippings, lawn & decked area. A characterful home, offering sizeable accommodation & enjoying a prime central location within the village. Likely to have broad appeal, early viewing is advised.

Energy Performance Rated 'D' Council Tax Band 'D'

3D Tour <https://my.matterport.com/show/?m=KEDKFj4i23f>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

Comrie is a beautiful, lively conservation 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, 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).

IrvingGeddes
W.S. • Solicitors • Estate Agents









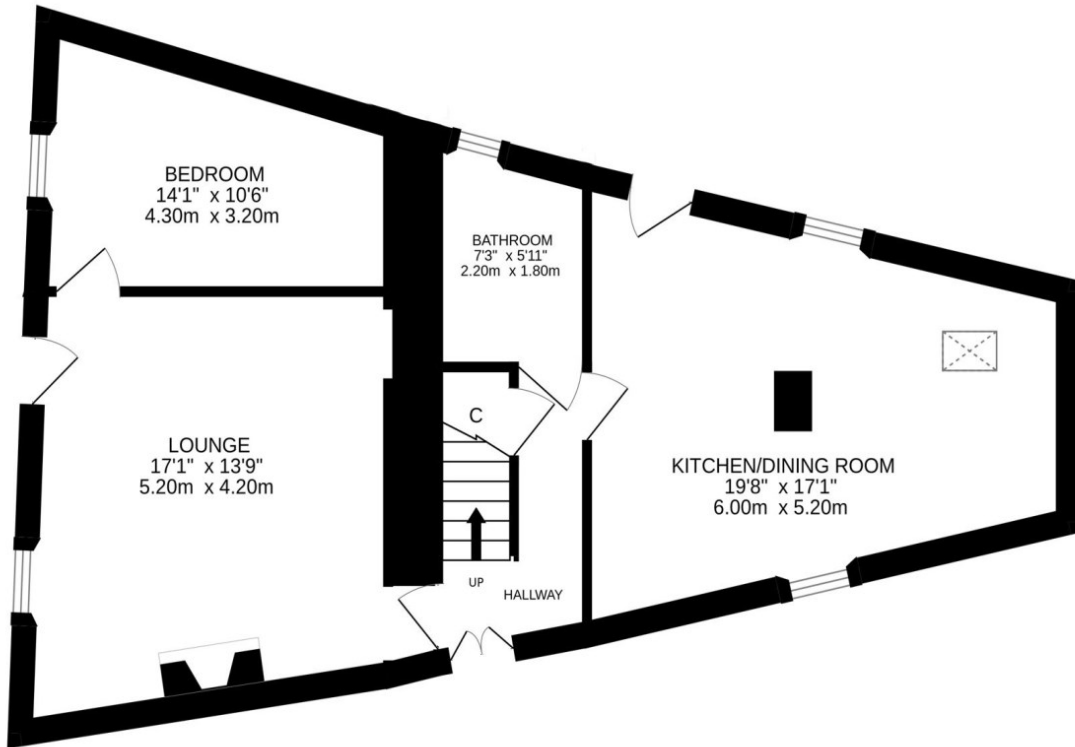




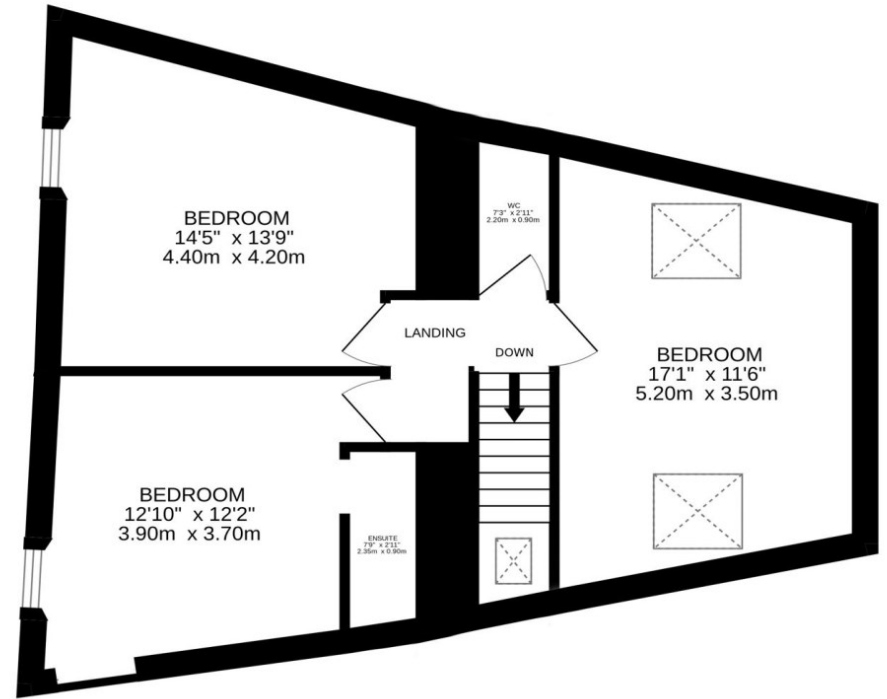




GROUND FLOOR



1ST FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Grieff
25 West High Street, PH7 4AU
Tel: 01764 653774

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722