

JASMINE COTTAGE

THE ROSS, COMRIE, PH6 2JU





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A rare opportunity to purchase a charming 1 bedroom end-terrace cottage located within 'The Ross', a prime residential area of the highly sought after Perthshire conservation village of Comrie. The Ross is accessed via an iconic 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 and Jasmine cottage is one of three terraced properties, originally weaving rooms/accommodation. Full of character, the property is set over two floors, the ground floor comprising ENTRANCE HALL with W.C./UTILITY off, LOUNGE with wood-burning stove, open to a KITCHEN with door to rear garden. There is a large BATHROOM & DOUBLE BEDROOM on the upper floor. The property is warmed by oil fired central heating.

A good sized fully-stocked private garden rises to the rear, with paved paths, a charming summerhouse, timber shed & seating area with a lovely outlook. To the side of the property there is a car port, log store, and brick-built store housing the oil tank.

A beautiful home, likely to have broad appeal, enjoying an enviable rural location, & within easy access of one of Perthshire's most desirable villages. There are beautiful countryside and hill walks direct from the property. The 'Earthquake House' is located nearby, one of Europe's smallest listed buildings and oldest seismic observatories (1869), & the fantastic '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 hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'B'.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=8GoHJwnAqz>

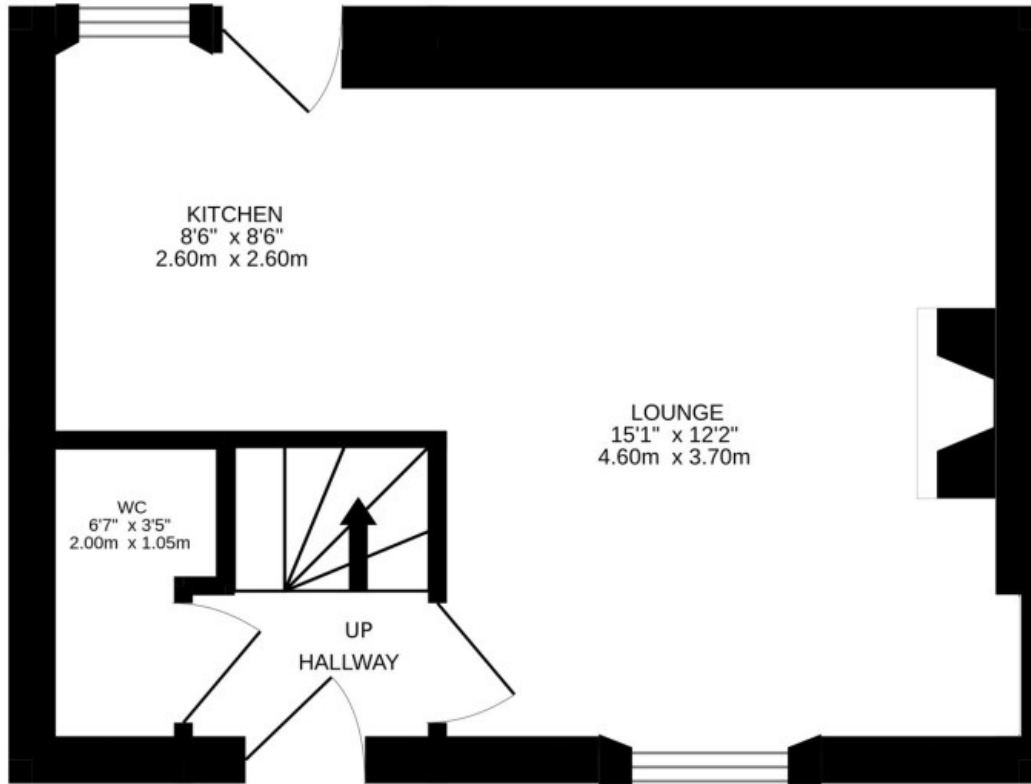




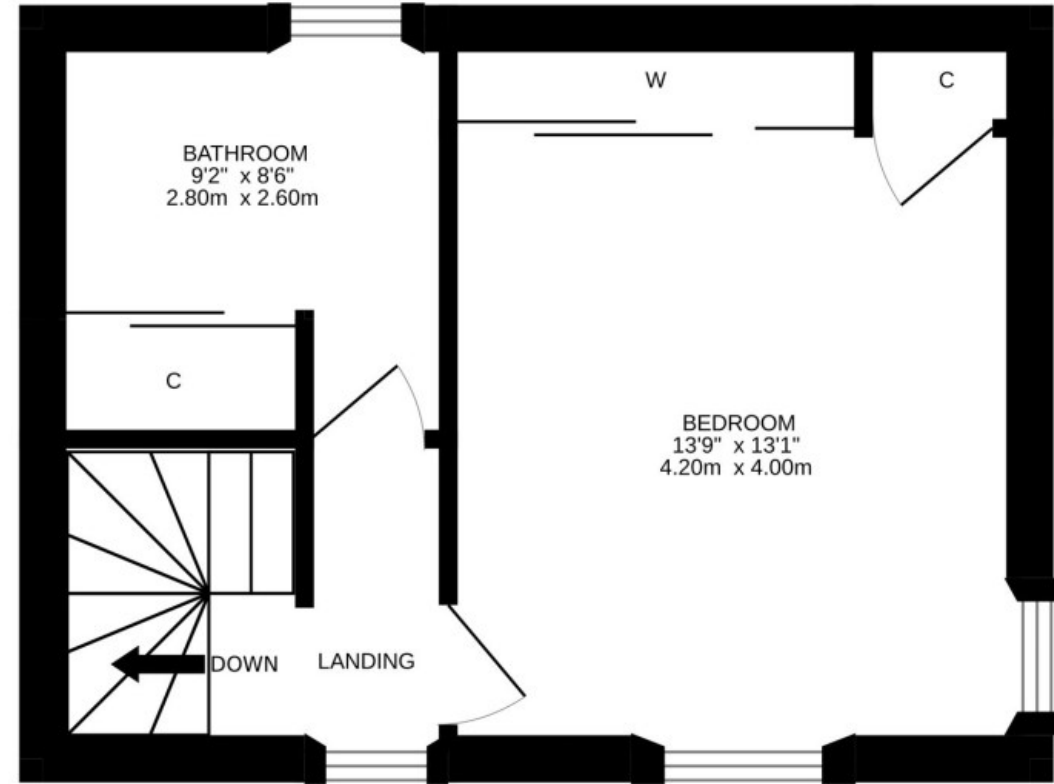




GROUND FLOOR



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 are approximate only.





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