



Chiltern cottage

dalginross.comrie PH6 2EG

IrvingGeddes
W.S. • Solicitors • Estate Agents

Chiltern cottage, dalginross, comrie ph6 2eg

Irving Geddes are delighted to bring to the market this most attractive and beautifully presented 3 bedroom 'C' listed stone built end terraced villa. Centrally located within the sought after Perthshire conservation village of Comrie, the property is full of charm and character, offering spacious & flexible accommodation over two floors. The ground floor comprises: **ENTRANCE HALLWAY, CLOAKROOM, DINING ROOM, BEDROOM (en-suite), SUN ROOM/ SITTING ROOM** with feature open fire, large **DINING KITCHEN, REAR HALLWAY** leading to a **LARGE LOUNGE**. The upper floor comprises; **LANDING, TWO DOUBLE BEDROOMS** with built in storage & **FAMILY BATHROOM**.

Externally the property offers off street parking, a substantial out building comprising a lined **STUDIO/HOME OFFICE**, single **GARAGE** and an extensive, private garden to the rear. The property also benefits from gas central heating and a mixture of traditional timber sash & case single & double glazed windows.

Exterior A driveway to the side of the property leads to private off street parking. Immediately adjacent to the rear of the house is an enclosed garden area laid mainly lawn with mature planted borders and patio area. A notable feature is the attractive rear garden which enjoys sun throughout the day and has been landscaped by the current owners, creating a delightful outdoor space.

An ideal family home situated within one of Perthshire most desirable villages. Boasting lovely period features, versatile accommodation presented in true move-in condition and fantastic private garden grounds. Chiltern Cottage is likely to have broad appeal and early viewing is advised.

Location Within a short walk to the centre of the village, the property enjoys a great location in one of Perthshire's most desirable spots. Comrie is a beautiful and lively village nestling on the banks of the River Earn, some 7 miles west of Crieff and only 25miles from the Cities of Perth & Stirling. There are a number of independent shops along with hotels, restaurants, medical centre & dentist. There is Primary schooling within the village with both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, with river, woodland/hill/mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports at Loch Earn (6miles).

















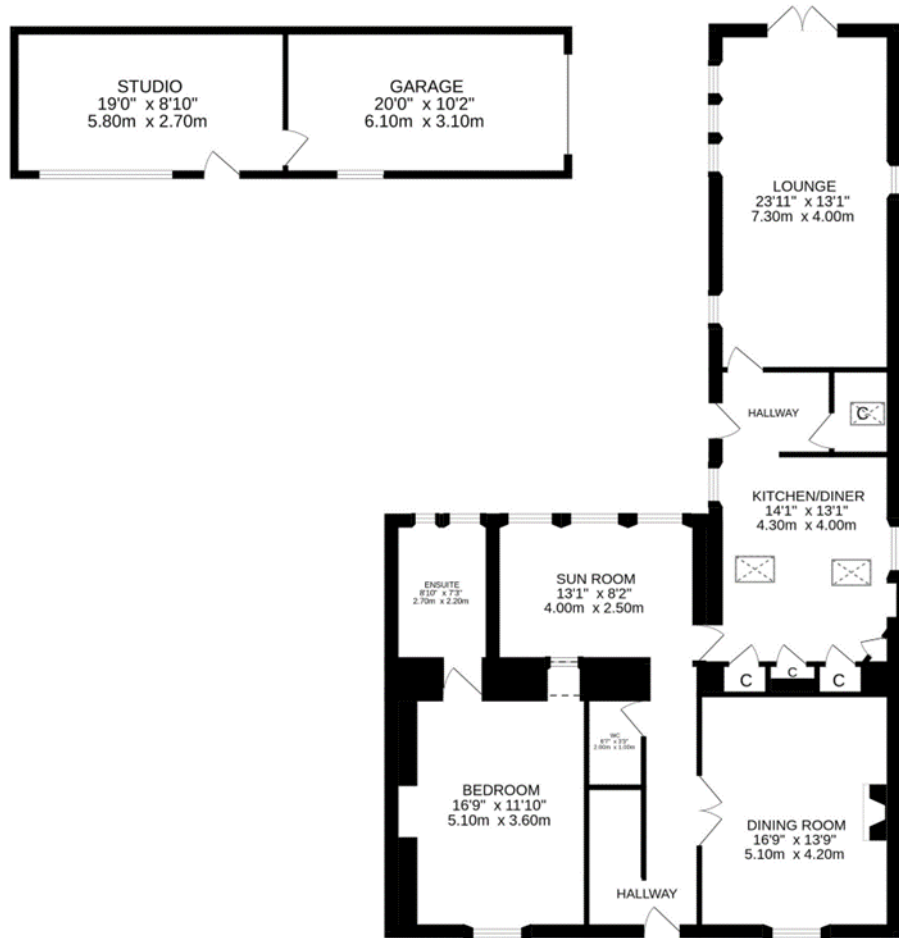




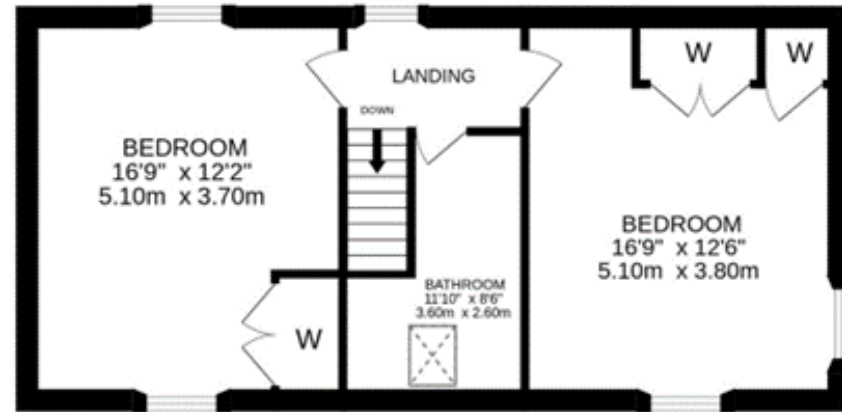




GROUND FLOOR



1ST FLOOR



Council Tax Band 'E'

Energy Performance Rating 'E'

3D Tour <https://my.matterport.com/show/?m=QnX6cVXGb34>

Viewing by appointment through Irving Geddes on 01764 670325.



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.





Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

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

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