



MELVILLE COTTAGE  
MELVILLE SQUARE, COMRIE, PERTHSHIRE, PH6 2DL

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A charming 'C' listed cottage in need of renovation, set within the heart of the highly sought after Perthshire conservation village of Comrie. Dating from the late 18th Century, the cottage has attractive features including dressed stonework, a front gable with centred arched window & Victorian bargeboards. A versatile layout comprises on the ground floor; VESTIBULE, HALL with W.C. off, KITCHEN, LOUNGE spanning the depth of the property with door to rear, FAMILY ROOM open to DINING ROOM with exposed timber beams and galleried loft space, DOUBLE BEDROOM, & store room with side passage to separate front door. There are 2 further BEDROOMS & large BATHROOM on the upper floor. The cottage benefits from private parking to the side and large private enclosed garden to the rear.

A fantastic opportunity to restore a characterful period home, boasting a central location in one of Scotland's most desirable villages.

**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).

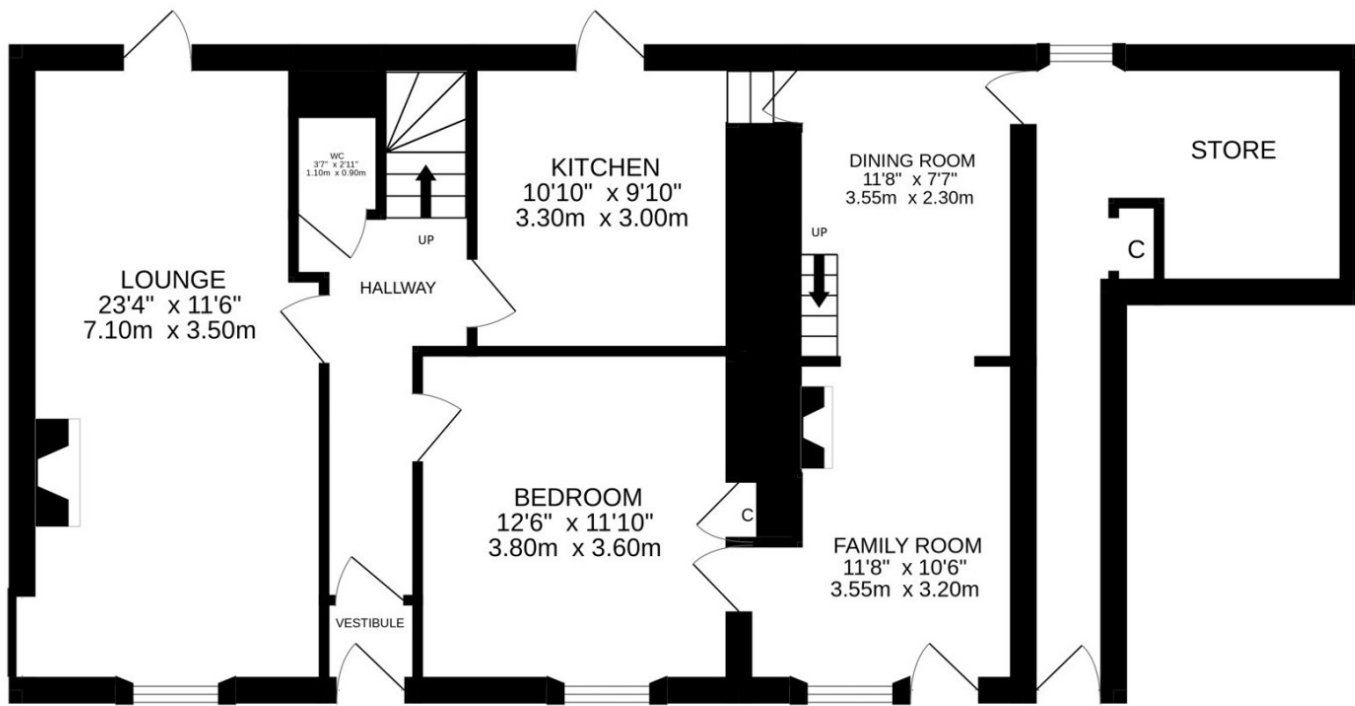


Photo taken in 2008

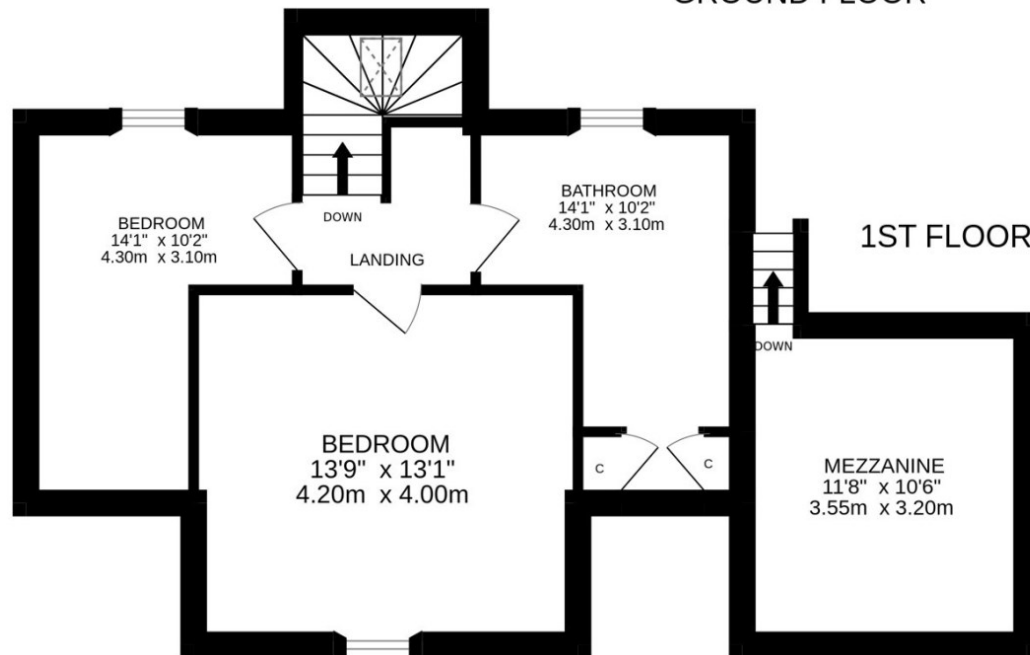








GROUND FLOOR



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.



**Crieff**

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