

3 EARNVIEW COURT  
BURRELL STREET, COMRIE, PERTHSHIRE, PH6 2JP



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Irving Geddes are delighted to offer for sale this unique 2 bedroom maisonette apartment within an exclusive conversion of a former Church Hall (dated 1847), located in the ever popular Perthshire conservation village of Comrie.

Converted into six apartments in 2014, the development sits on the western periphery of the highly sought after village, within easy walking of the centre. There is ample private & guest parking. Located on the first and upper floor, no.3 has accommodation comprising; HALL with two storage cupboards, BATHROOM, and KITCHEN open to DINING AREA and LOUNGE. There is a SHOWER ROOM and two DOUBLE BEDROOMS on the upper floor, one with built-in wardrobes and both with 'balcony' VELUX windows enjoying a most pleasant outlook.

The maintenance & utility costs of the communal areas is managed by a friendly residents association (c.£50 per month). A charming and unique property located in one of Scotland's most desirable villages & likely to be a welcome addition to the market. The apartment will appeal to a broad range of buyer, from those looking for a permanent residence, holiday home or letting property.

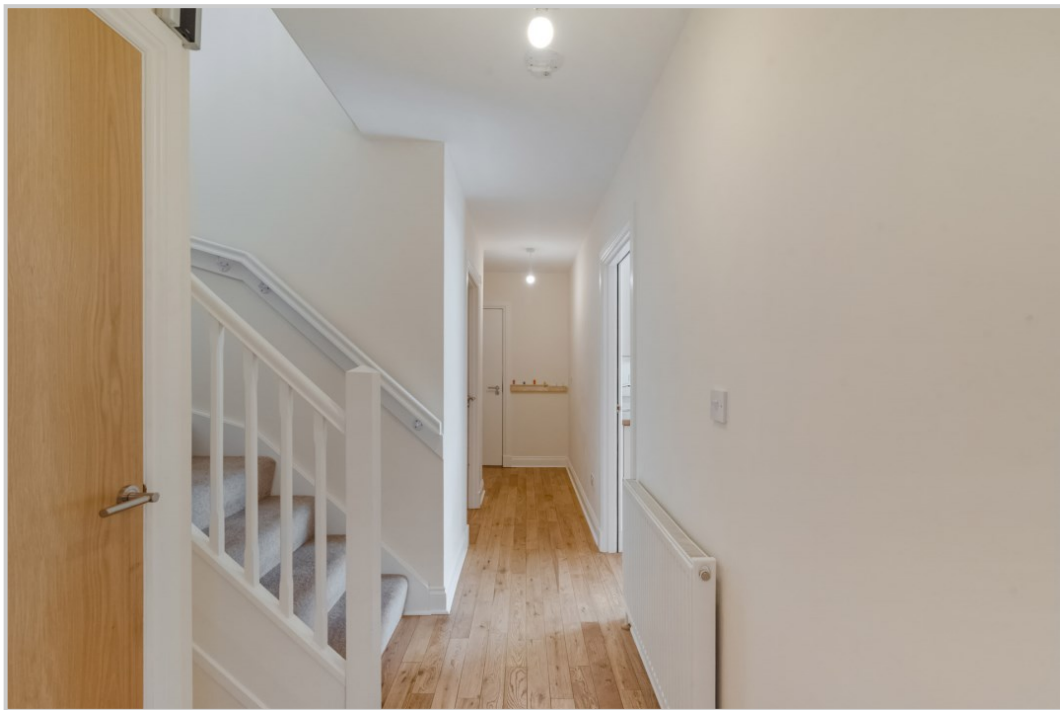
**Energy Performance** Rated 'B'      **Council Tax** Band 'C'

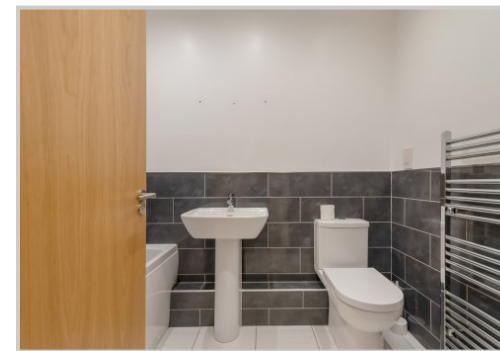
**Video Tour** <https://my.matterport.com/show/?m=qLMQw8n5Qhz>

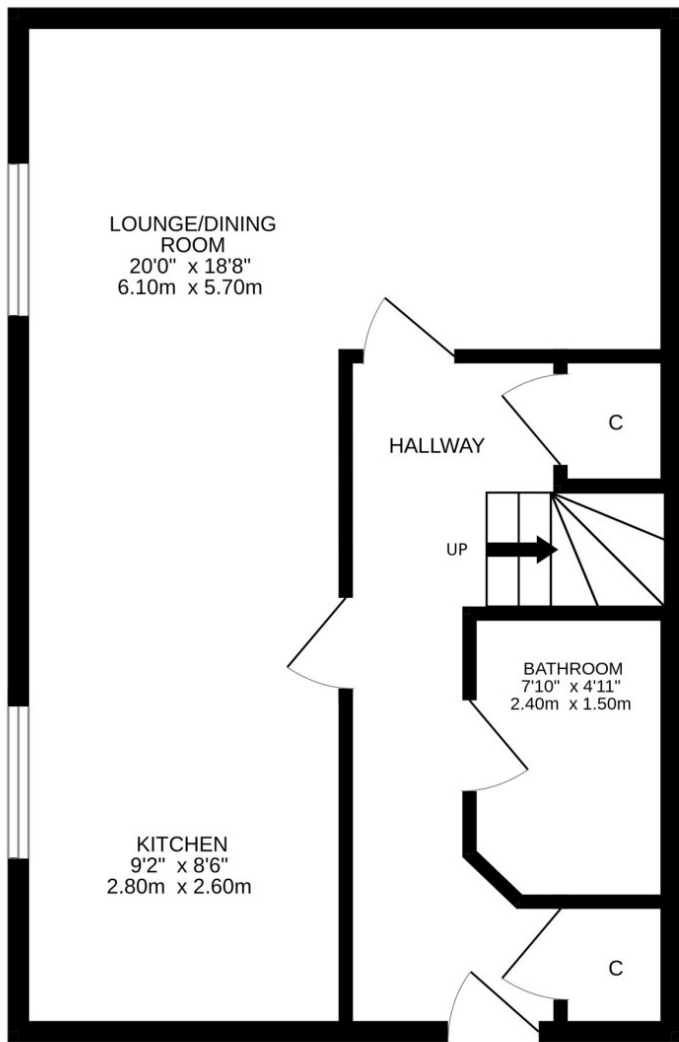
**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.



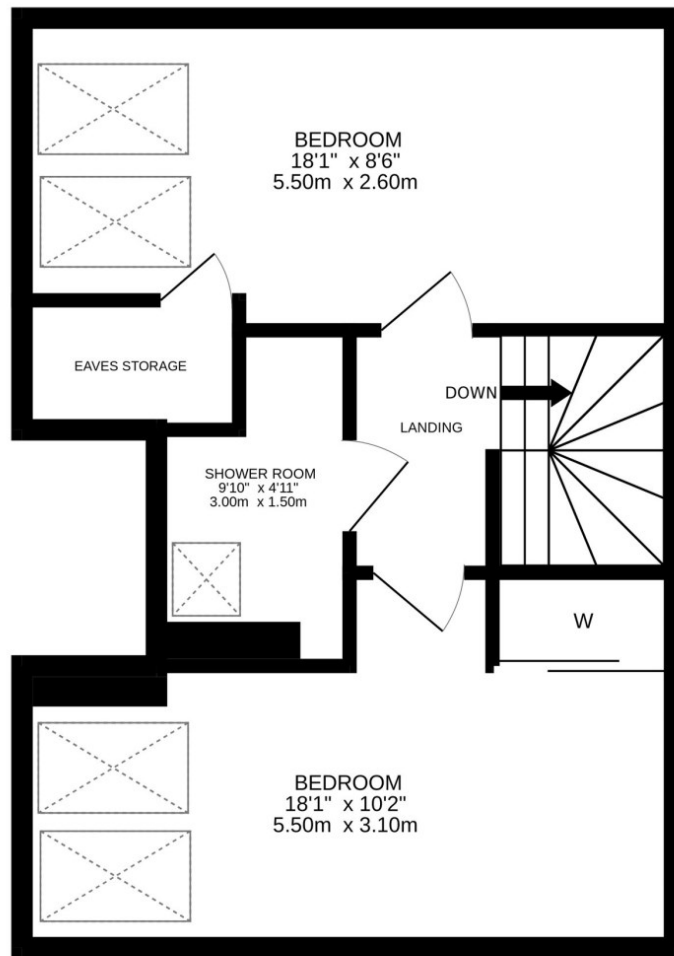








GROUND FLOOR



1ST FLOOR

IrvingGeddes  
W.S. • Solicitors • Estate Agents



Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mils west of Crieff & only 25mils from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, a medical centre and dentist. There is Primary schooling within the village & both private and public education available within Crieff. There are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' & water sports & fishing at Loch Earn (6mils).

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