



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

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Irving Geddes are delighted to offer for sale this unique & characterful 2 bed/3 bathroom 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. No.6 enjoys an enviable position to the rear and enjoys a most attractive south facing outlook from private balconies. On the 1st floor the accommodation comprises HALL with under-stair storage, an L-SHAPED LOUNGE with BALCONY, FAMILY BATHROOM and FITTED KITCHEN with DINING AREA. There is a further BATHROOM on the upper floor along with two generously sized DOUBLE BEDROOMS with vaulted ceilings & built-in wardrobes, the master with an EN-SUITE SHOWER ROOM and 'balcony' VELUX window, the second double to the rear enjoying an open outlook from a Juliet balcony.

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=bVjAsDbRE8K>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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, a medical centre and dentist. There is Primary schooling within the village & 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).

Irving Geddes
W.S. • Solicitors • Estate Agents



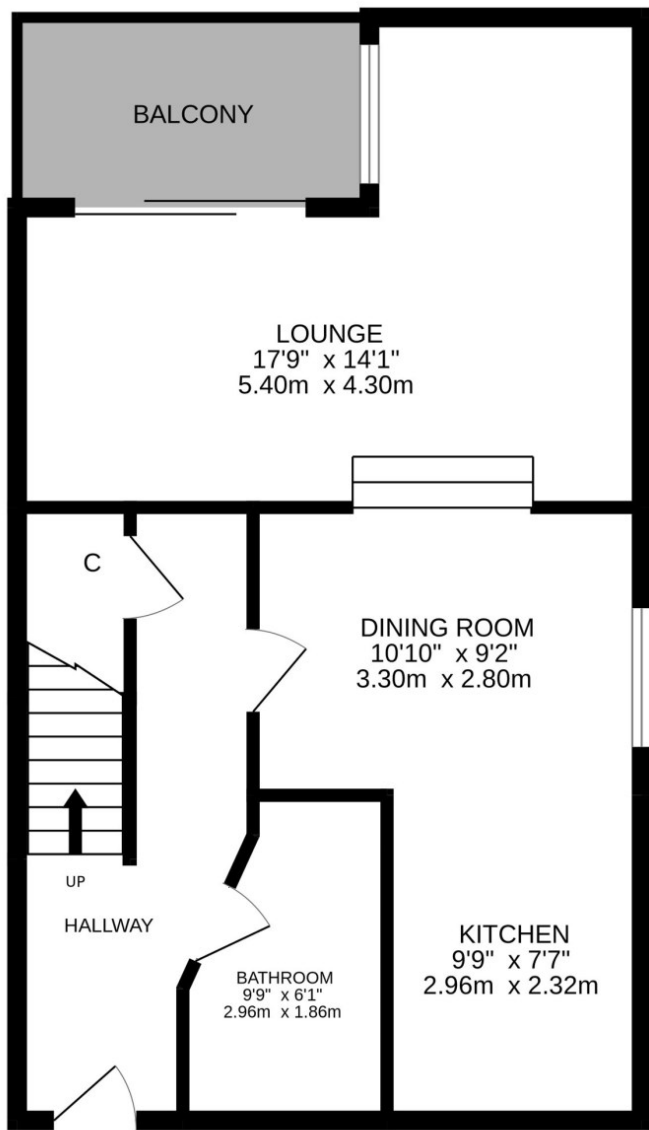












GROUND FLOOR



1ST FLOOR



Irving Geddes
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Crieff

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Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
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