

IRVING
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2 RIVERSIDE COTTAGES, GLASDALE
COMRIE, PH6 2JX



We are delighted to offer for sale this exceptionally well presented 3 bedroom semi-detached cottage enjoying an enviable situation on the banks of the River Earn. Located on the western periphery of the sought after bustling Perthshire conservation village of Comrie, this modern cottage offers flexible, deceptively spacious accommodation over two floors and comprises on the ground floor; **entrance vestibule** with part-glazed door to **hall**, which provides access to the lower floor accommodation and has a large storage cupboard. The bright **lounge** is located to the rear of the property and has a feature wood-burning stove, open access to the dining room & external door to the side. The **dining room** is open to the kitchen and has a French door to the rear. The fully fitted **kitchen** has a range of wall/base units with breakfast bar, quality white goods (principally Siemens) and an attractive gas-fired Rayburn. There are 3 **double bedrooms**, the two on the first floor benefiting from generous storage. There is a **bathroom** off the central landing on the upper floor and a **shower room** on the ground floor. The property is double-glazed throughout and warmed by gas central heating.

There is ample private parking to the front with a beautifully landscaped child/pet friendly garden to the rear, comprising a large decked patio and good-sized lawn. The rear is bordered by the River Earn, over which the property enjoys fishing rights. A small private 'jetty' offers an ideal spot from which to fish or simply sit and enjoy the river flowing by. There is a large timber potting shed, greenhouse, timber store, further plastic garden store and a notable feature is the excellent **summer house/studio**. Fully lined, insulated and benefiting from power and lighting, this fantastic garden room is a fine addition to the property.

A charming, fully modernised home rare to the market, offering immaculate well proportioned accommodation. Likely to have broad appeal & early viewing is advised.

Ground Floor

Lounge (13'4" x 11'4")
Dining Room (13'4" x 9'4")
Kitchen (12'6" x 9'4")
Bedroom One (12'6" x 9'4")
Shower Room (7'4" x 6'0")

First Floor

Bedroom Two (17'4" x 11'6")
Bedroom Three (18'10" x 9'2")
Bathroom (7'2" x 5'6")

Viewing By appointment through Irving Geddes on 01764 670325/653771.

Energy Performance Rated 'D' for efficiency.

Council Tax Band F.

Offers Over £270,000





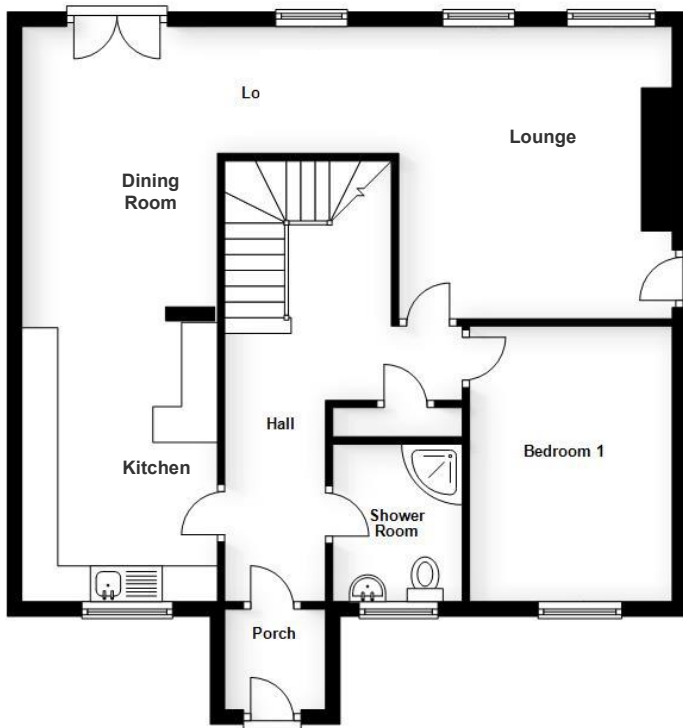




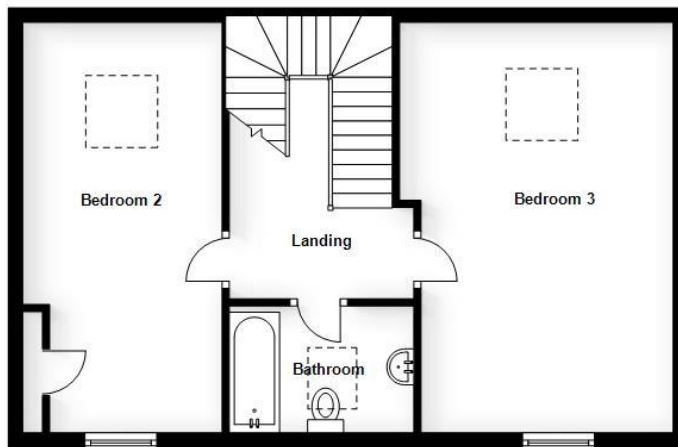




Ground Floor



First 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.



Location Within walking distance of the centre of the village, Riverside Cottage enjoys a great location in one of Perthshire's most desirable spots. 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 along with 2 hotels, restaurants, medical centre and 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 many woodland and hill walks nearby, renowned mountain-biking at 'Comrie Croft' and water sport at Loch Earn (6miles).



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Thinking of selling?
Call us now for a free valuation
for your own property.

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

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

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