

**Comraich, Locherlour, Crieff, PH7 4JS**

**Offers Over £595,000**

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Comraich, Locherlour, Crieff, PH7 4JS



## Comraich, Locherlour, Crieff, PH7 4JS

A most handsome and substantial modern home, built in 2010, enjoying an enviable private location only three miles from Strathearn's principal town of Crieff. Comraich has an elevated, south-facing position within large garden grounds & a stunning outlook towards open countryside & surrounding hills. With generous, flexible accommodation throughout comprising on the ground floor; **Porch** leading to a large **Reception Hall** with **Cloakroom** off, **Utility Room**, **Study/TV Room/Bedroom Five**, & **Bedroom One** with **En-suite Shower Room**. A notable feature on the ground floor is the beautiful fitted **Kitchen** which is open to a **Dining Area** at the rear & a **Family Area/Sitting Room** to the front, which has French doors opening to a paved patio. The upper floor has a lovely **Galleried Landing** with **Study Area**, **Master Bedroom Suite** with **Shower**, **Dressing Room** & Juliet balcony, two further **Double Bedrooms** both with large walk-in wardrobes, which could perhaps be converted to create a 'Jack & Jill' bathroom, **Family Bathroom** and a superb upper **Lounge** boasting a **balcony** from which to enjoy the wonderful views. The property is double glazed throughout and benefits from high quality Travertine flooring on the ground floor and solid oak flooring on the first floor. Warmed by mains gas central heating serving radiators and under floor heating.

Externally there is ample private parking to the front & large integral garage/workshop. There is also a shed and greenhouse. Paved patio areas, a beautiful outlook & bordered by dry stone walls & woodland, which provides significant privacy & shelter.

A stunning, energy efficient modern family home with genuine character, enjoying a highly desirable and exclusive location. Early viewing is advised to appreciate Comraich's unique nature and generous proportions.

**Reception Hall** (4.7 x 3.2m)

**Dining Kitchen/Family Room** (10.1 x 5.0m)

**Utility Room** (3.4 x 2.5m)

**Study/TV Room/Bedroom Five** (4.2 x 2.9m)

**Bedroom One** (4.9 x 3.5m) with **En-Suite Shower Room** (2.8 x 1.8m)

**Master Bedroom** (4.9 x 4.4m) with **En-Suite Shower Rm** (2.9 x 2.2m) & **Dressing Rm** (2.9 x 2.2m)

**Bedroom Two** (3.6 x 5.0m)

**Bedroom Three** (4.5 x 3.6m)

**Lounge** (5.2 x 5.0m)

**Bathroom** (3.6 x 2.0m)

**Directions** Heading towards Comrie From Crieff on the A85 Comraich is situated on the right hand side after about 3 miles, just off the main road up a private drive after the signposting for "Locherlour".

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325/653771.

**Energy Performance** Rated 'B' for efficiency. **Home Report Valuation** £630,000

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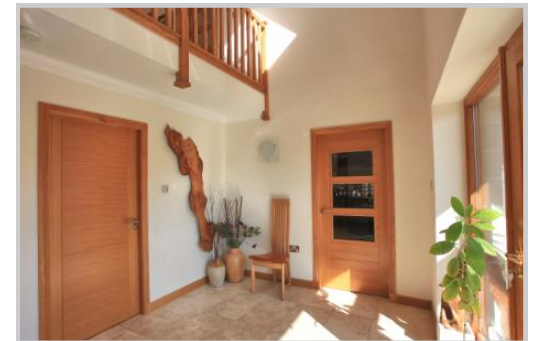
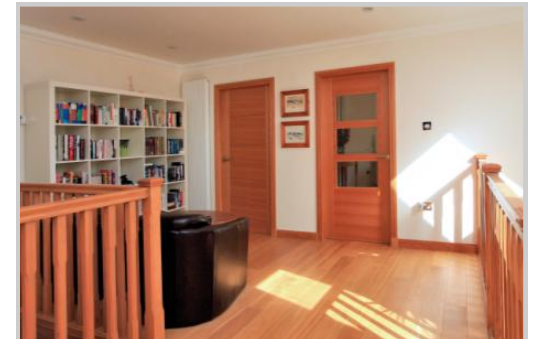




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

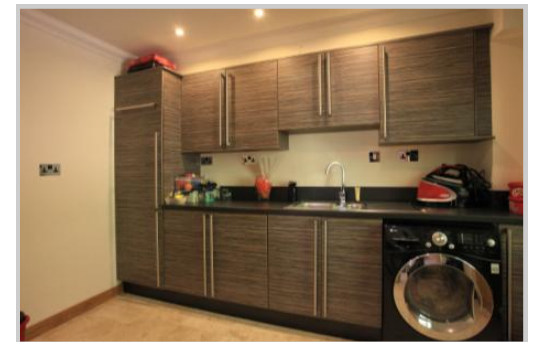
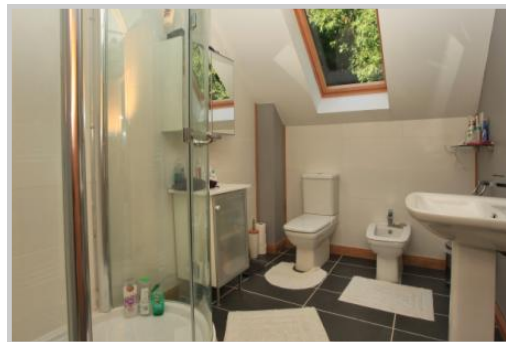
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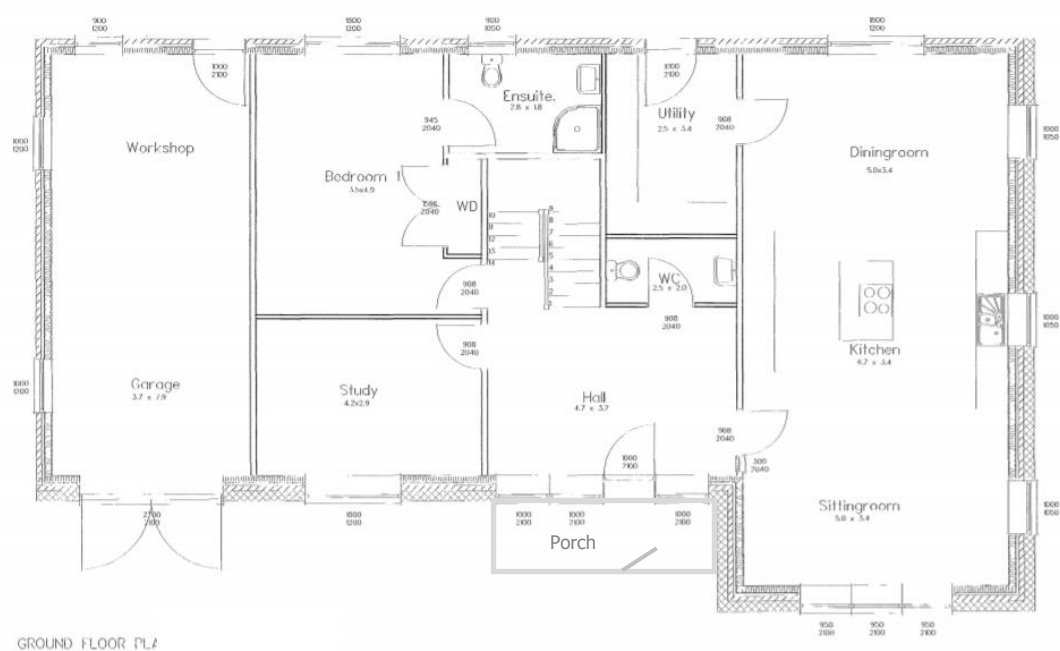
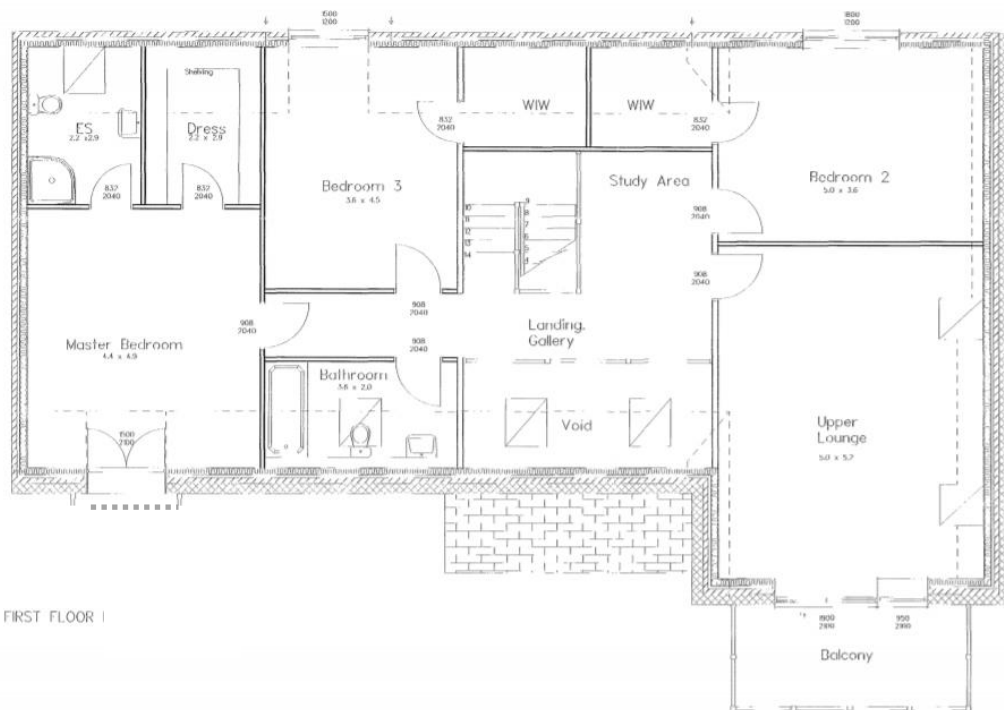
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