



Mid-Terrace Villa

Two Bedrooms

Large lounge

Family Room

Dining Kitchen

Private Gardens

DG & GCH

Off-Road Parking

Village Location



Laggan View, Station Road, Comrie, PH6 2EA

Offers Over £160,000



Description

Attractive mid-terrace period villa located on the edge of the highly sought after Perthshire conservation village of Comrie. The flexible and well-proportioned accommodation comprises on the ground floor; Hallway, bathroom, Lounge, Dining Kitchen & family room/office. On the upper floor there are two bedrooms. Externally the property benefits from easily maintained front and rear gardens, off-street parking, decked patio area and large timber shed (lapsed planning permission for conversion). With double-glazing, gas-fired central heating, an open fire and period features, Laggan View is a welcome addition to the market and would suit a variety of purchasers. Early viewing is advised.

Hallway

Exterior double door leads into hall providing access to bathroom, lounge and stairs to upper floor. Under-stair storage. Space for housing outdoor attire & footwear.

Lounge (14'4" x 11'10")

Spacious reception located to the front of the property and providing access to dining kitchen. Attractive stripped flooring, open fire and shelved recess.

Dining Kitchen (15'2" x 10'4")

Good-sized dining kitchen with a range of free-standing units. Space for a dining suite and plumbing for washing machine. Three rear facing windows over-looking decked area provide much natural light. Stairs lead to a small rear hall with large pantry cupboard and door to family room. External door to decked patio. Stripped flooring.

Family Room/Office (13'4" x 10'10")

Most useful addition to the original property this flexible room currently utilised as a home office is flooded with light. Ideal family room or further bedroom. Dual aspect over rear garden and door to decking. Wooden flooring.

Bathroom

With white suite comprising bath with electric shower over, WC and wash hand basin.

Upper Landing

The staircase with solid wood balustrade leads to upper landing which provides access to bedrooms. Natural light from Velux window.

Bedroom Two (9'8" x 8'4")

Bright principal bedroom located to the front of the property. Deep recessed wardrobe area (previously this area housed a en-suite WC)

Master Bedroom (16'2" x 8'2")

Spacious principle bedroom with access to open area in the eaves (9'4" x 5'2") and further eaves storage area. Dual aspect with dormer window to the front and south facing Velux to the rear.

Exterior

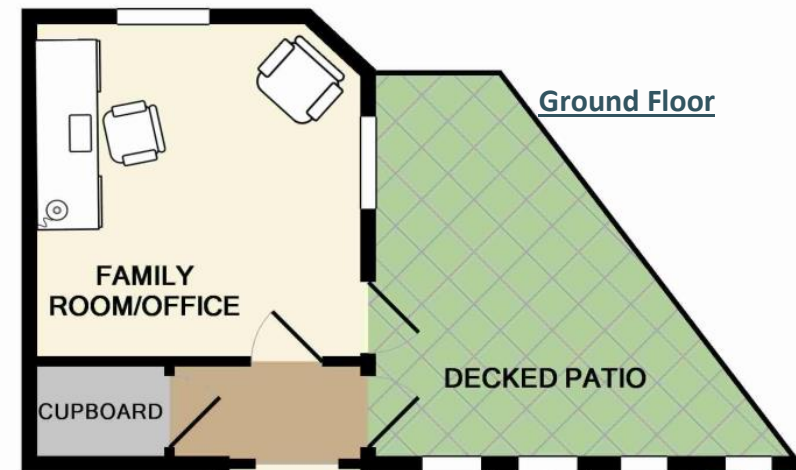
Front garden laid mainly to lawn with paved path to front door. The private rear garden enjoys a good-sized decked patio area adjacent to the kitchen & family room and a large area laid to lawn. Large timber shed with planning permission in place to convert to workshop/studio. Reasonable rear access into garden is allowed.

Directions

Heading West into Comrie, Laggan View is within the first group of terraced properties on the left hand side.

Energy Efficiency Rated D





First Floor

