

**Schiehallion**, Dalginross, Comrie, PH6 2ED

Offers Over £240,000

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## Schiehallion, Dalginross, Comrie, PH6 2ED

Irving Geddes are delighted to offer for sale individually designed modern villa enjoying an enviable location close to the centre of the highly sought after Perthshire conservation village of Comrie. Set over two floors, the property boasts spacious accommodation comprising on the ground floor; ENTRANCE PORCH, LOUNGE open to DINING ROOM, KITCHEN, SUN/GARDEN ROOM, TWO DOUBLE BEDROOMS & BATHROOM. There is a WC & large DOUBLE BEDROOM on the upper floor. A flexible, well proportioned layout which may benefit from further development subject to obtaining necessary permissions. The property is double glazed throughout and warmed by mains gas fired central heating.

A private gravel driveway leads to a single attached garage and there are manageable, extremely well maintained gardens. An enclosed area of lawn wraps around three sides of the property bordered by mature planted beds and a mixture of hedge, stone wall and fencing.

Schiehallion will undoubtedly be a welcome addition to the market, a property with a central village location, attractive private gardens and one upon which a purchaser can place their own design ideas.

**Lounge** (20'0" x 10'4")

**Dining Area** (11'2" x 7'6")

**Kitchen** (10'6" x 9'4")

**Sun Room** (10'0" x 9'6")

**Front Bedroom** (18'2" x 11'6")

**Rear Bedroom** (9'8" x 9'2")

**Upper Bedroom** (L-Shaped 13'6" x 13'2" and 11'6" x 9'0")

**Bathroom** (7'6" x 6'6")







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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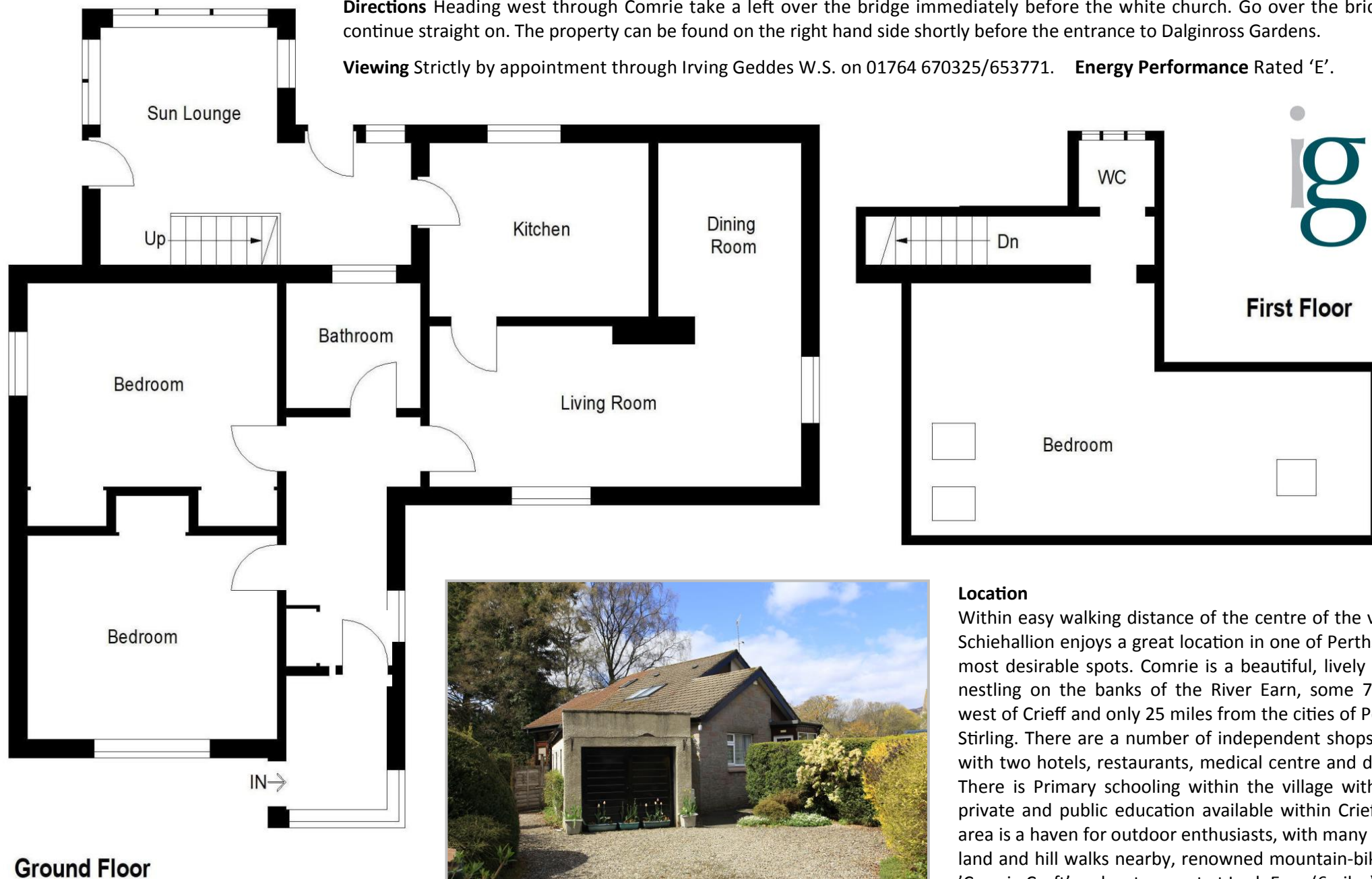


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**Directions** Heading west through Comrie take a left over the bridge immediately before the white church. Go over the bridge & continue straight on. The property can be found on the right hand side shortly before the entrance to Dalginross Gardens.

**Viewing** Strictly by appointment through Irving Geddes W.S. on 01764 670325/653771. **Energy Performance** Rated 'E'.



#### Location

Within easy walking distance of the centre of the village, Schiehallion 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 7 miles west of Crieff and only 25 miles from the cities of Perth & Stirling. There are a number of independent shops along with two 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).

**Thinking of selling?**

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**Crieff**

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

**Comrie**

1 Drummond Street, PH6 2DW

**Aberfeldy**

6 The Square, PH15 2DD