

# Ben Dhu

Blairinroar, By Comrie, PH6 2JG

Offers Over £180,000

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## Ben Dhu, Blairinroar, By Comrie, PH6 2JG

We are delighted to offer for sale this charming two double bedroom semi-detached cottage located only 3 miles from the beautiful Perthshire conservation village of Comrie. Ben Dhu enjoys a stunning rural setting with far reaching views over open countryside yet is within close proximity of transport links & all the local amenities that a bustling village has to offer. Well proportioned accommodation comprising; ENTRANCE VESTIBULE, HALL, LOUNGE, KITCHEN, CONSERVATORY, TWO DOUBLE BEDROOMS & BATHROOM. The property is well presented & benefits from oil fired central heating (installed in 2014), modern bathroom, open fire and is double glazed throughout. Externally there are very pleasant private gardens, laid to lawn to the rear with attractive stone walling, timber shed, ample off-street parking and sheltered patio. To the front there is a lovely planted rockery garden. There is an excellent stone outbuilding offering much development potential located to the side of the property.

A property rare to the market, likely to have broad appeal as a permanent residence or holiday home. Early viewing is advised.

**Lounge** (15'8" x 13'2")

**Kitchen** (10'4" x 8'4")

**Bedroom One** (12'0" x 12'0")

**Bedroom Two** (12'0" x 11'6")

**Sun Room** (11'0" x 10'8")

**Bathroom** (7'0" x 6'0")

**Location** Comrie is a beautiful and 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 hotels, restaurants, medical centre & dentist. There is Primary schooling within the village with both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland/hill/mountain walks surrounding Comrie, renowned mountain biking at 'Comrie Croft' and water sports at Loch Earn (6miles).

**Directions** Taking the Braco Road (B827) from Comrie the property is located approx 3 miles from the village and immediately on the right following the junctions with the Braco and Glenartney Roads.

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

**Energy Performance** Rated 'E' for efficiency.





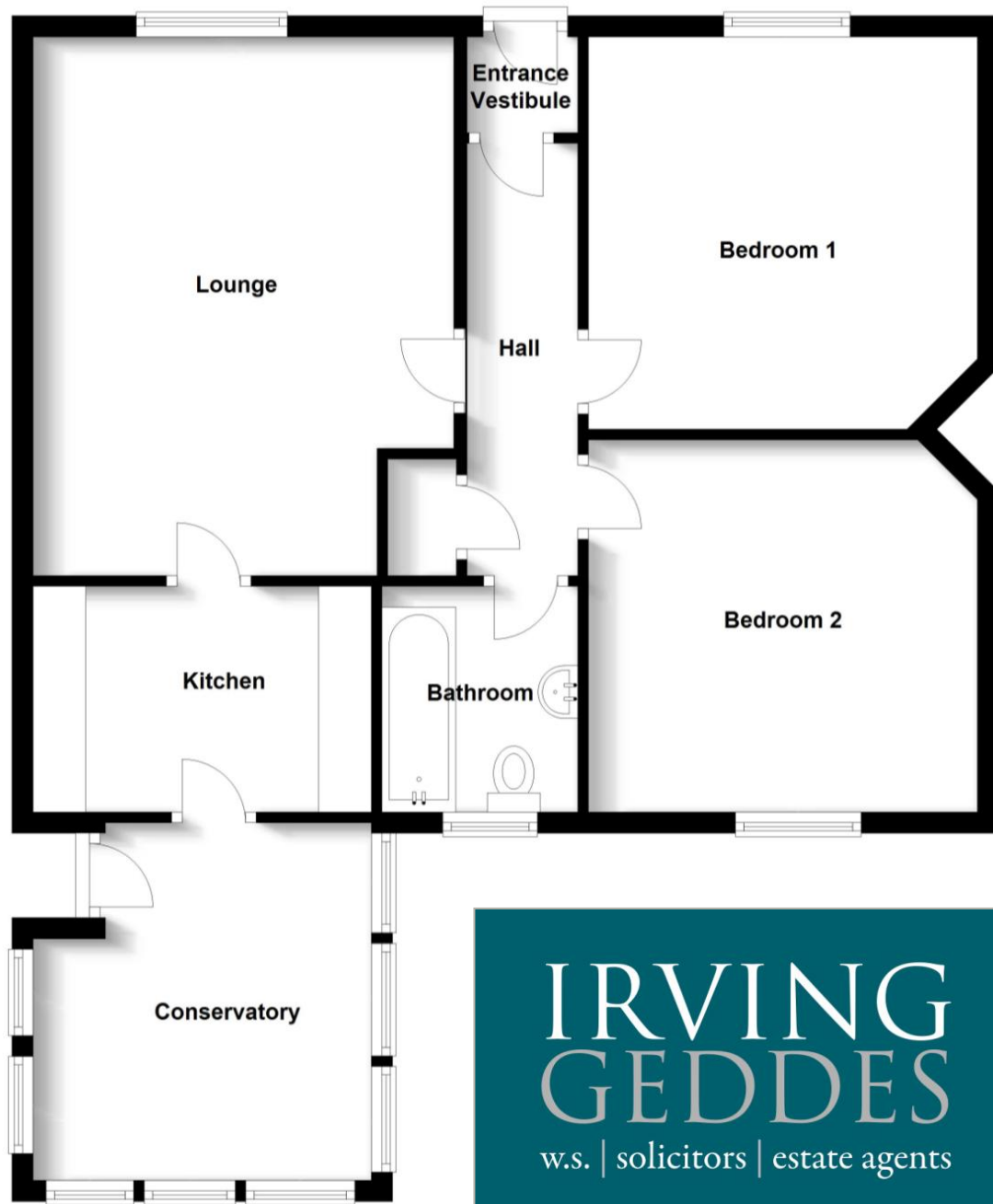
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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

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

**Aberfeldy**  
25 Bank Street, PH15 2BB  
Tel: 01887 822722