

RESIDENTIAL PLOT  
CEDARLEA, GOWANLEA ROAD, COMRIE, PH6 2HD  
GUIDE PRICE £140,000



### Description

Irving Geddes are delighted to offer for sale this single residential plot (approx. 670m<sup>2</sup> /0.17acre) enjoying a private, peaceful location within a sought after residential area of the beautiful Perthshire conservation village of Comrie. On the site currently stands a bungalow of timber construction, previously a rental property and for which demolition has been approved. Permission has been granted for a four bedroom villa, designed by a local firm of architects. There are services on site (mains gas, electricity, water & drainage). A rare opportunity to purchase a residential site in one of Scotland's most desirable villages.

### Location

Within walking distance of the centre of the village, the site enjoys a great location in one of Perthshire's most desirable spots. Comrie is a beautiful and 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 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).

### Directions

Heading West through Comrie, take the left turn onto the B827 (Dalginross). immediately preceding the White Church. Travel straight on over a mini roundabout and take the next left into Gowanlea Road. The site is located on the left a short distance from Gowanlea Place.

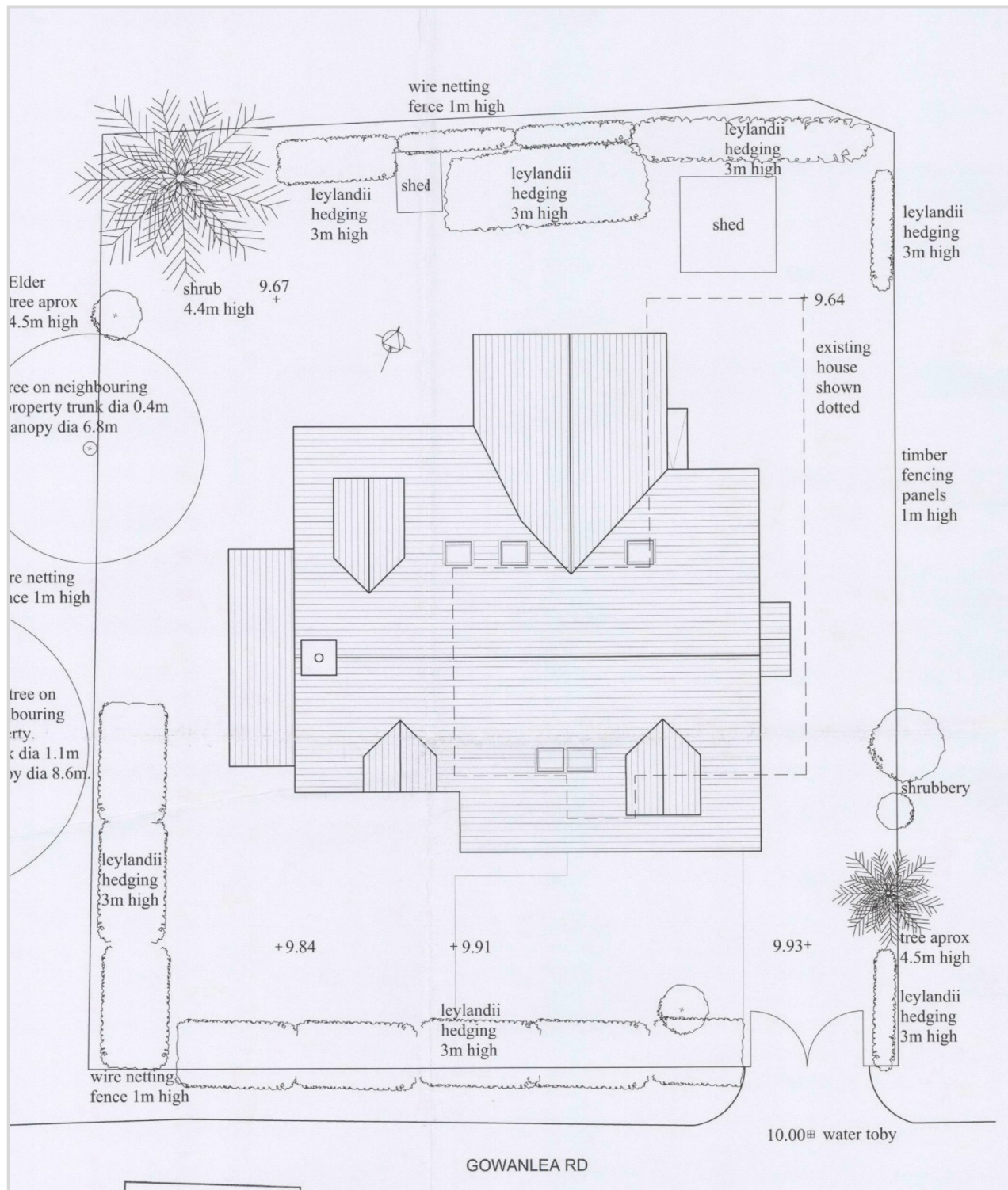






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.









IrvingGeddes  
W.S. • Solicitors • Estate Agents



**Viewing**  
Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325 or [drummond@irvinggeddes.co.uk](mailto:drummond@irvinggeddes.co.uk).

Further detail relating to the planning permission can be obtained via the Perth & Kinross planning website using the address below:

<http://planningapps.pkc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O83IXLMK03R00>

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**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722