

Woodview, Burrell Street, Comrie, PH6 2JP

Offers Over £280,000



**IRVING
GEDDES**
w.s. | solicitors | estate agents

We are delighted to offer for sale this charming, semi-detached 4 bed/2 public room villa, centrally located in the sought after Perthshire conservation village of Comrie. The C-listed property is full of charm and character, offering flexible, spacious accommodation over two floors, comprising on the ground floor; **entrance vestibule** with part-glazed door to **hall**, which provides access to the whole lower floor accommodation. The **lounge** is located to the front of the property and has recessed storage and open fire. The **sitting room** is again to the front and has original flooring, recessed storage and feature wood-burning stove. The **dining room** is open to the lounge and has built-in storage, door to the rear hall and French doors to the garden. The modern fitted **kitchen** is located to the rear and has a range of wall/base units with space for a small dining set. The rear hall has attractive exposed stonework and a double door to the garden. There are 4 **double bedrooms** and modern **bathroom** off the central landing on the upper floor. The property has modern double-glazed timber sash and case windows and is warmed by combi-fired gas central heating.

A large stone and timber framed **outbuilding** is located to the rear and benefits from power and lighting. There is ample private parking to the rear and a large area of lawn. The rear borders beautiful woodland on to which the property has direct access.

A charming family home rare to the market with versatile accommodation, large gardens and presented in move-in condition. Ideally located, with a short walk to Comrie's shops, hotels, restaurants and highly regarded Primary School. Woodview is likely to have broad appeal and early viewing is advised.

Lounge	(13'10" x 11'8")
Sitting Room	(12'2" x 11'10")
Kitchen	(11'10" x 10'9")
Bedroom One	(14'2" x 11'8")
Bedroom Two	(12'0" x 11'8")
Bedroom Three	(12'0" x 10'10")
Bedroom Four	(11'2" x 10'2")
Bathroom	(7'4" x 5'2")

Viewing By appointment through Irving Geddes on 01764 670325/653771.

Energy Performance Rated 'D' for efficiency.

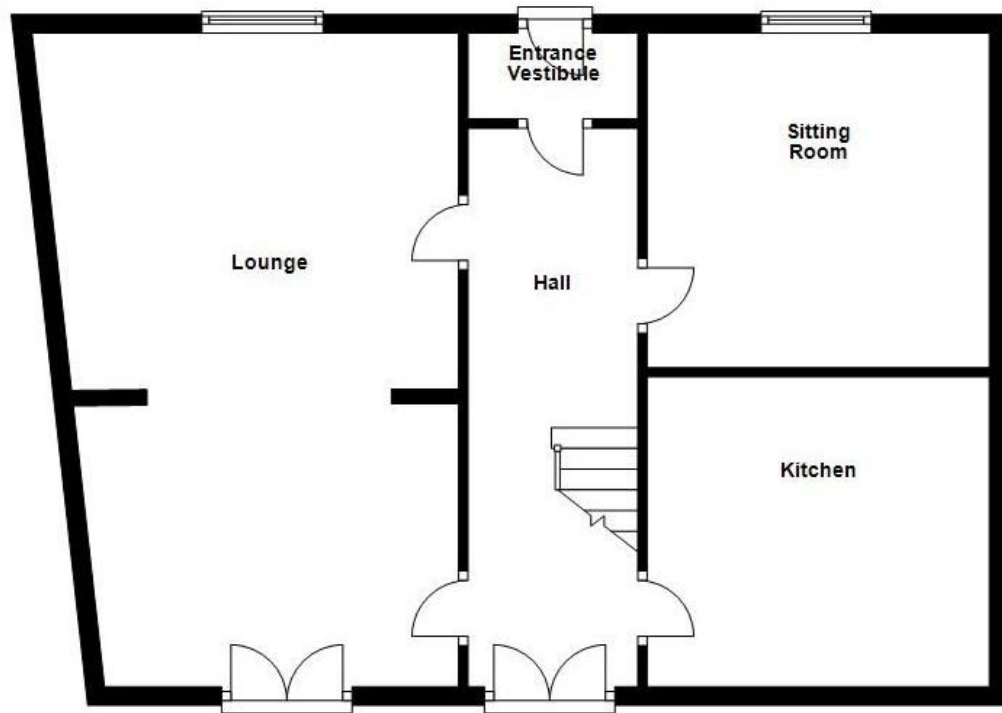




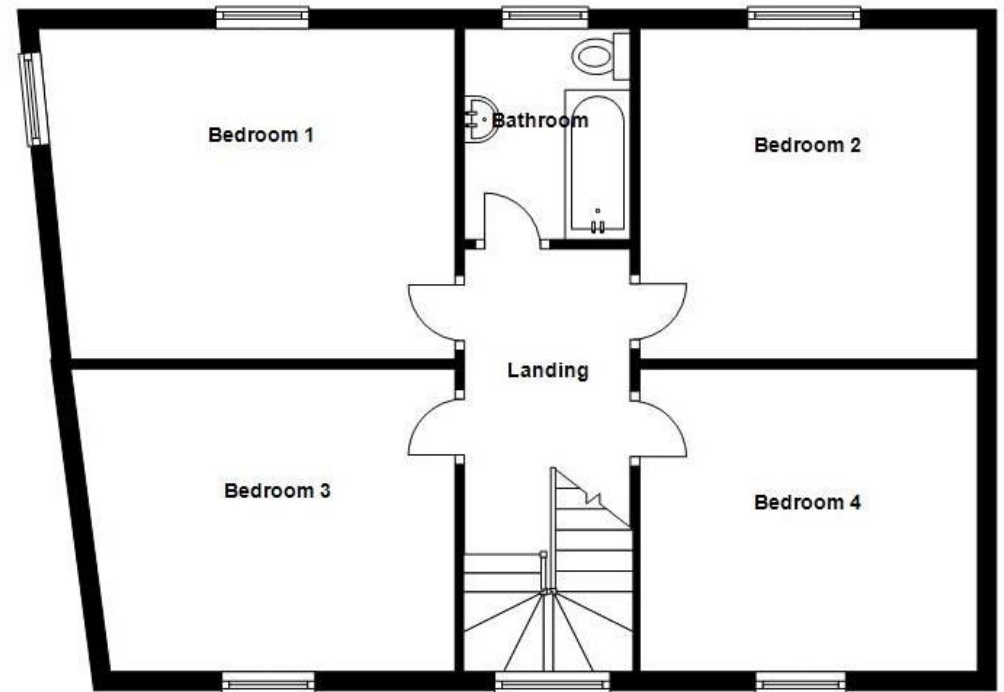




Ground Floor



First Floor



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.

Thinking of selling?
Call us now for a free valuation
for your own property.

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