

# COMBRUITH

DALGINROSS

COMRIE

PH6 2ED

GUIDE PRICE £285,000



IRVING  
GEDDES  
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Irving Geddes are delighted to offer a unique opportunity to purchase this substantial 3 storey end-terrace period property located in the heart of the ever popular conservation village of Comrie, enjoying beautiful views of the River Earn. Built in 1895 as the Bridgend Temperance Hotel by architect and engineer Robert Ewan, the 'C' listed building was then sold to The War Emergency Committee of Comrie. The Comrie 'War Memorial Institute' was created & inaugurated by The Duke of Atholl in 1921. In time, the Institute building became a social club for young people and most recently used as ancillary 'bunk-house' accommodation for a local outdoor centre.

Currently the layout comprises; **9 bedrooms, commercial kitchen, dining room, laundry room, 3 shower rooms, games room, 40ft long sports hall, small cellar and 37ft long lounge/entertainment room** with feature turret window. A private garden area is located to the rear with a private parking area beyond. Combruth boasts some handsome features such as cornicing, wooden balustrade, wrought-iron parapet and slated octagonal corner turret. Subject to planning, there is huge potential for development. Extending to some 490m<sup>2</sup>, the scale of the property lends itself to division into separate apartments or conversion into guest house accommodation or indeed residential with a self-catering element.

A property of this scale, flexibility & potential is rare to the market and Combruth is likely to generate a good deal of interest. The asking price has been realistically set, mindful of balancing this interest with the need to develop the building.







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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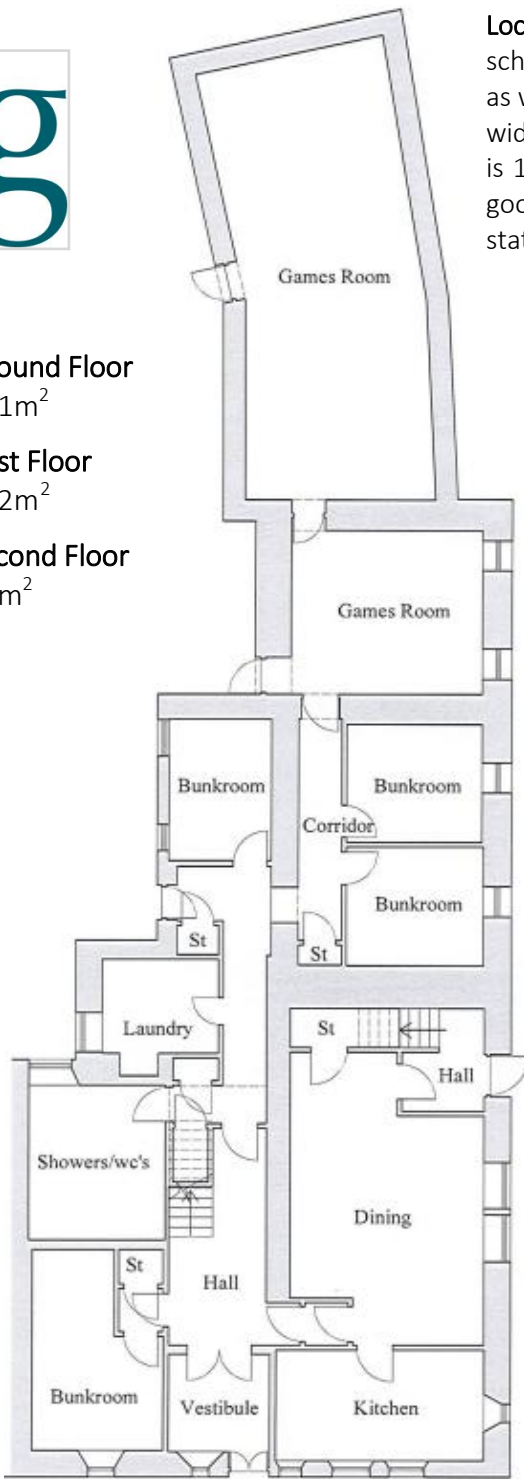




**Ground Floor**  
271m<sup>2</sup>

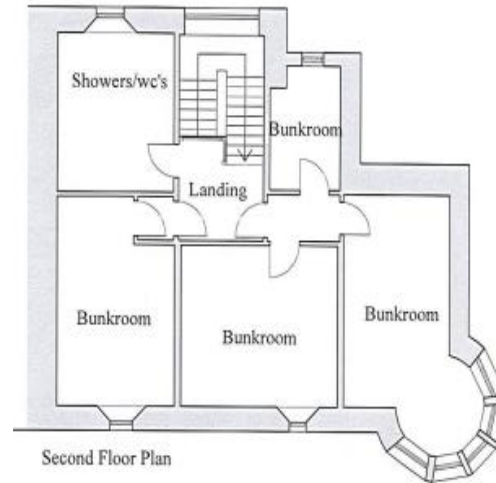
**First Floor**  
122m<sup>2</sup>

**Second Floor**  
98m<sup>2</sup>



Ground Floor Plan

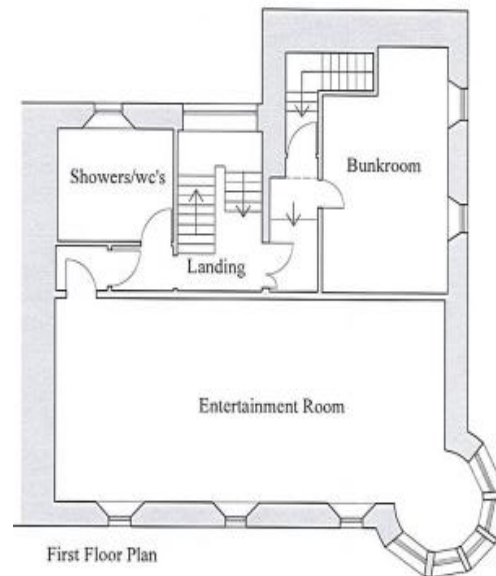
**Location** Comrie is a most attractive, award-winning conservation village and has a thriving community with good shopping & primary schooling along with a medical centre & dental practice. Sporting include golf, cricket, bowling, and, of course, hill walking & climbing, as well as fishing & water sports at Loch Earn, 7 miles to the west. The nearby town of Crieff provides excellent local amenities & has a wide range of shops, Perth & Stirling provide more extensive shopping. There is private & public schooling in Crieff. Gleneagles Hotel is 16 miles away with extensive sports & leisure facilities. The Trossachs & Loch Lomond are also within easy reach. Combruth has good connections to the motorway network at Perth or Dunblane (18mls), with access to Edinburgh & Glasgow. The nearest train stations are at Gleneagles & Dunblane. Edinburgh & Glasgow airports are both within comfortable driving distance.



Second Floor Plan

**Directions** Heading west on the A85 through Comrie, turn left over Dalginross Bridge, immediately before the White Church and Combruth is the first property on the right.

**Viewings** Strictly by appointment through Irving Geddes 01764 670325 / 653771 [property@irvinggeddes.co.uk](mailto:property@irvinggeddes.co.uk)



First Floor Plan



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