



Detached Cottage

Three Bedrooms

Two Reception Rooms

Breakfasting Kitchen

Four Acre Garden

Oil Central Heating

Idyllic Location

Stunning Views

Unfurnished

**IRVING
GEDDES**
solicitors & estate agents

Trian Cottage, Glenartney, By Comrie, PH6 2HZ

£795 per month



Description

Offered on an unfurnished basis, a most charming cottage enjoying an idyllic location 10 minutes drive from the highly sought-after Perthshire village of Comrie. The property benefits from stunning views of the surrounding countryside which can be enjoyed in peace and quiet from the impressive four acre garden area. Accommodation on the ground floor comprises; Entrance Hall, Breakfasting Kitchen, Lounge, Dining Room, Bedroom, Bathroom and Sun Room. On the upper level there is a Utility Room, Store room & two adjoining Bedrooms. This property is warmed by oil central heating. Externally the property benefits from a log store, attached garage & ample parking space. The property is to be let on a Short Assured Tenancy at a rental of £795 per month plus the usual expenses and Council Tax being paid by the tenant. The rental figure will include some garden maintenance. A month's deposit will be required as will suitable references.



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

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



Directions

From our office in Comrie head south over the bridge and continue on the Braco road out of Comrie. After almost a mile take a right taking you past Cultybraggan Camp and follow this road for one and a half miles before taking a sharp left. The property can be found half a mile up this road on the left hand side.

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

