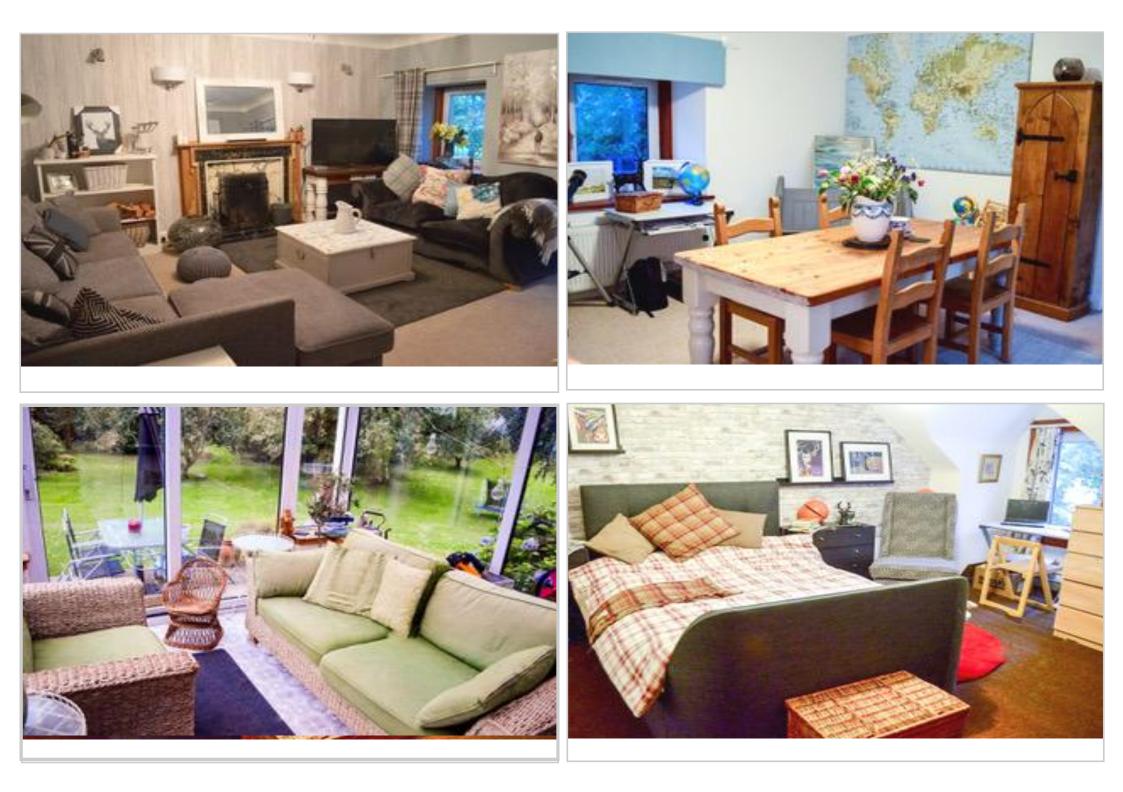


g **Detached Cottage Three Bedrooms** Two Reception Rooms Breakfasting Kitchen Four Acre Garden **Oil Central Heating Idyllic Location Stunning Views** Unfurnished



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.











Energy Performance: Efficiency Rating 'E'

Landlord Registration No: 395584/340/28231

www.irvinggeddes.co.uk

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

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## 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.

