

Riverview,  
Drummond Street, Comrie PH6 2DW

Offers Over £135,000



IRVING  
GEDDES  
w.s. | solicitors | estate agents



## Riverview, Drummond Street, Comrie PH6 2DW

Irving Geddes are delighted to offer for sale this spacious first floor flat, enjoying a central location in the ever popular Perthshire town of Comrie. Generously proportioned and offering modern and versatile accommodation over two floors, comprising an entrance porch leading to all accommodation. Sizeable HALLWAY, large dining KITCHEN, large LIVING ROOM with open fire, Two DOUBLE BEDROOMS. The second floor is accessed via beautiful bright staircase and comprises: DOUBLE ATTIC BEDROOM, contemporary BATHROOM with original cast iron bath (newly enamelled) and separate shower unit.

The property benefits from gas central heating, partial double glazing and large picture windows which provide stunning views of the surrounding countryside. The property is presented in true move-in condition and boasts many Rennie Mackintosh features throughout. The outside space includes a bothy with sink unit, attic space, coal bunker, under stair storage & private garden area to the side with shared courtyard. This property is likely to be a welcome addition to the market, therefore early viewing is advised. A superb property with broad appeal for first time buyers or second home/buy-to-let investors, would also make a fabulous holiday let.

**Living Room** (18'8" x 10'11")

**Kitchen** (15'0" x 9'11")

**Bedroom 1** (13'7" x 11'7")

**Bedroom 2** (10'2" x 7'7")

**Attic Room** (13'8" x 7'7")

**Bathroom** (13'4" x 9'6")

### Directions

Enter Comrie from Crieff on the A85, crossing the metal bridge over the River Lednock. Riverview is located a short distance along on the left hand side (red door beside bakers).

### Energy Performance

Rated 'F' for efficiency.

[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)



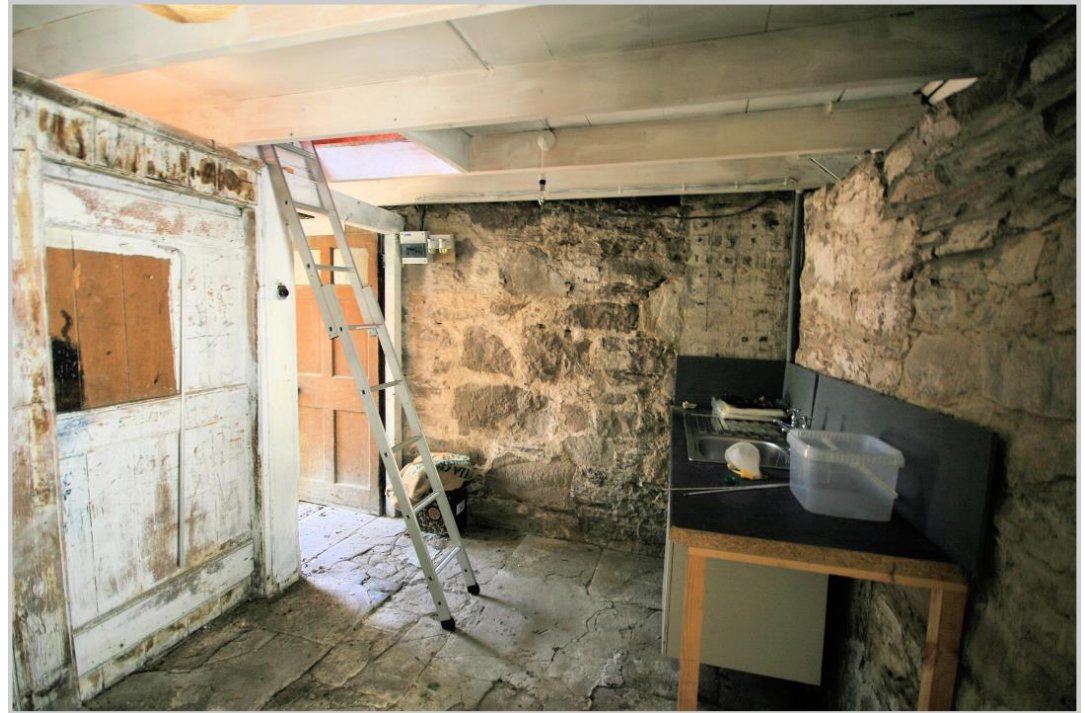
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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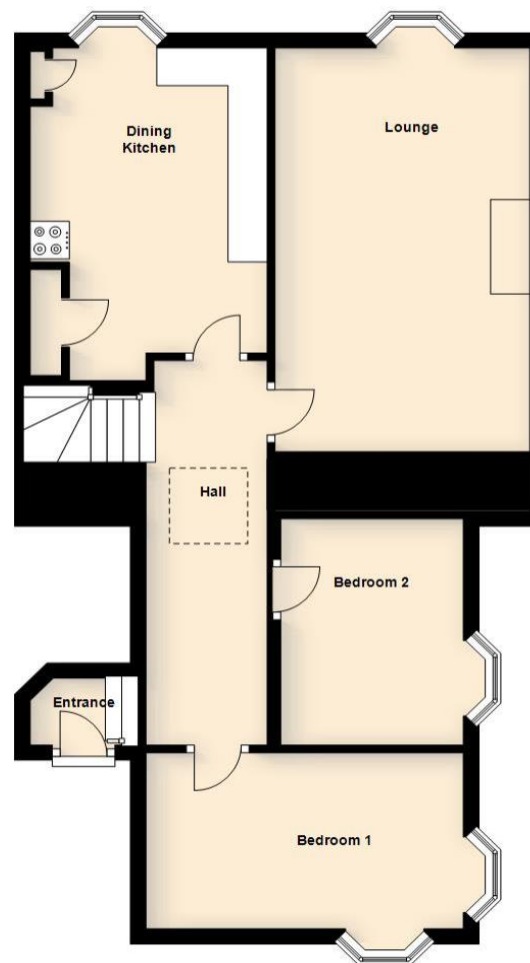


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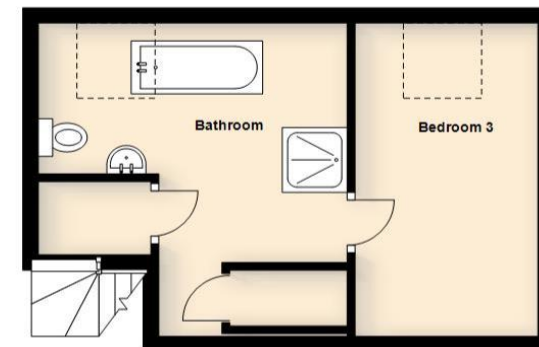




First Floor



Second Floor



### Directions

Enter Comrie from Crieff on the A85, crossing the metal bridge over the River Lednock. Riverview is located a short distance along on the left hand side.

### Viewing

Strictly by appointment through Irving Geddes  
01764 670325/653771.



**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**  
6 The Square, PH15 2DD  
Tel: 01887 822722