

HEATH COTTAGE,
DALGINROSS, COMRIE, PH6 2HB
OFFERS OVER £320,000



HEATH COTTAGE, DALGINROSS, COMRIE, PH6 2HB

Irving Geddes are delighted to offer for sale this charming and spacious four bedroom semi-detached cottage centrally located within the highly sought after Perthshire conservation village of Comrie. The property is offered in true move-in condition offering spacious accommodation throughout, a rare opportunity to purchase this fine period home. The layout is set over two floors and comprises; ENTRANCE HALL, LOUNGE, BEDROOM/DINING ROOM, extended KITCHEN/DINING area with French doors and UTILITY area with door to the rear garden.. The upper floor comprises; LANDING, Two Double & One Single BEDROOM, Study area and BATHROOM. The property is warmed by gas central heating and double glazed throughout.

Immediately adjacent to the rear of the property is an extensive enclosed private garden which is laid mainly to lawn with mature planting throughout & decorative borders, specimen plants & trees with a hidden area of cottage garden/ poly tunnel/compost area located to the rear behind mature hedging. The garden enjoys sun throughout the day and has been fully landscaped by the current owner, creating a delightful outdoor space

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

Council Tax Band 'E' **Energy Performance** Rated 'D' for efficiency.

Services Mains Water, Drainage, Electric and Gas.

Viewing Strictly by appointment through Irving Geddes

Video Tour <https://youtu.be/9Z2gaz2Vlag>

IrvingGeddes
W.S. • Solicitors • Estate Agents





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



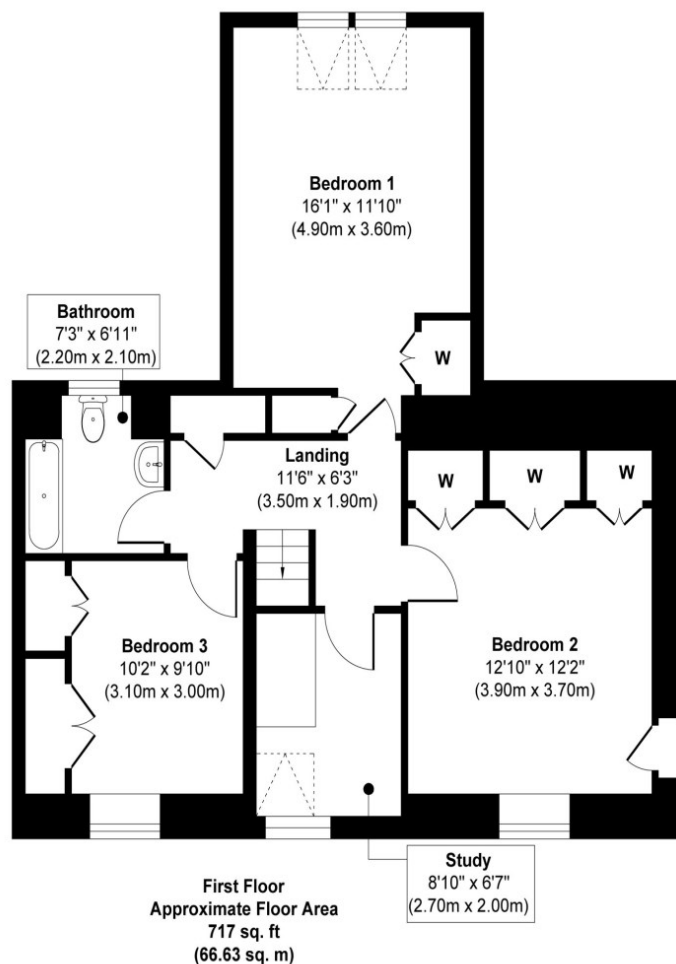
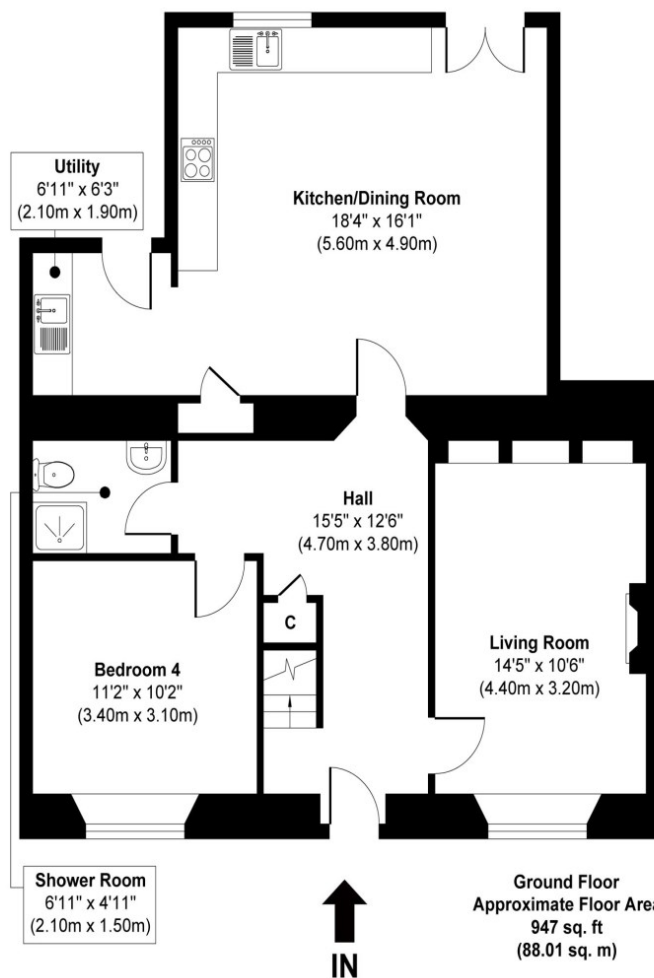
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.











IrvingGeddes
W.S. • Solicitors • Estate Agents

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