



LOWER KINFAUNS
BURRELL STREET, COMRIE, PH6 2JP

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We are delighted to offer for sale this charming two bedroom main door lower flat with private rear garden, located in the highly sought after Perthshire conservation village of Comrie. A well-proportioned layout comprising; VESTIBULE, central HALL with storage, open to a LOUNGE with wood-burning stove, fitted KITCHEN, a DOUBLE BEDROOM to the front, SHOWER ROOM, & STUDY/BEDROOM TWO to the rear with door to garden. The south-facing garden has a patio area immediately to the rear, a lawn, planted beds, and the parish church as a pleasant backdrop. There is unrestricted on street parking to the front.

A most attractive home presented in move-in condition, located in one of Scotland's most desirable villages. Lower Kinfauns is likely to have broad appeal and early interest is recommended.

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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.









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



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.



Crieff
25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

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