



WEST WINDS  
DALGINROSS, COMRIE, PERTHSHIRE, PH6 2HB





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We are delighted to offer for sale this exceptionally well-presented detached 5/6 bedroom family villa set within large garden grounds & centrally located in the highly sought after Perthshire conservation village of Comrie.

Enjoying a private setting, West Winds was built in the 1950's & extended over time, boasting a substantial and versatile layout set over two floors. The flexible accommodation comprises on the ground floor; VESTIBULE, DINING HALL, modern DINING KITCHEN with exterior doors, STUDY with rear garden access, generously sized LOUNGE with wood-burning stove and large bay window over-looking the gardens, LIBRARY/BEDROOM SIX, W.C., and UTILITY/BOOT ROOM with access to the rear and garage. On the upper floor the mid-landing provides access to 2 DOUBLE BEDROOMS and SHOWER ROOM, with the main landing accessing 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, & the sizeable MASTER BEDROOM to the rear, which has a built-in wardrobe and enjoys a most pleasant outlook. The property boasts ample storage and has an access hatch with ladder to a large partially boarded attic.

The beautiful garden grounds (c.0.25acres) are principally to the rear. The property is set back from the road with ample off-street parking to the front, with a single attached garage with electric door. The beautiful fully-enclosed south-west facing rear is extensively landscaped, a most attractive space in which to sit & enjoy the sun and wildlife, or for a productive potter for those with 'green thumbs'. A paved patio is set immediately to the rear, adjacent to a large pond; there is a garden shed and wood store & an array of mature plants, shrubs, trees & planted beds fill the garden, bordered by hedging.

West Winds is a superior individually designed family home rare to the local market, offering a spacious layout, set in beautiful grounds, and occupying a prime location within a most picturesque village. Likely to have much appeal, early viewing is strongly advised.

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







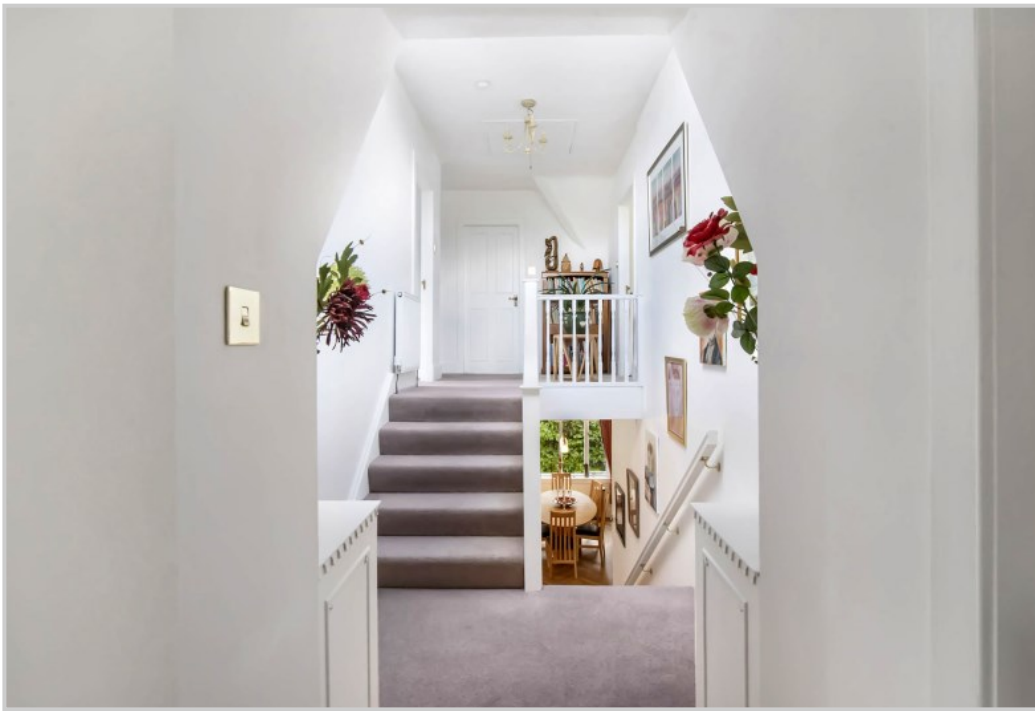




























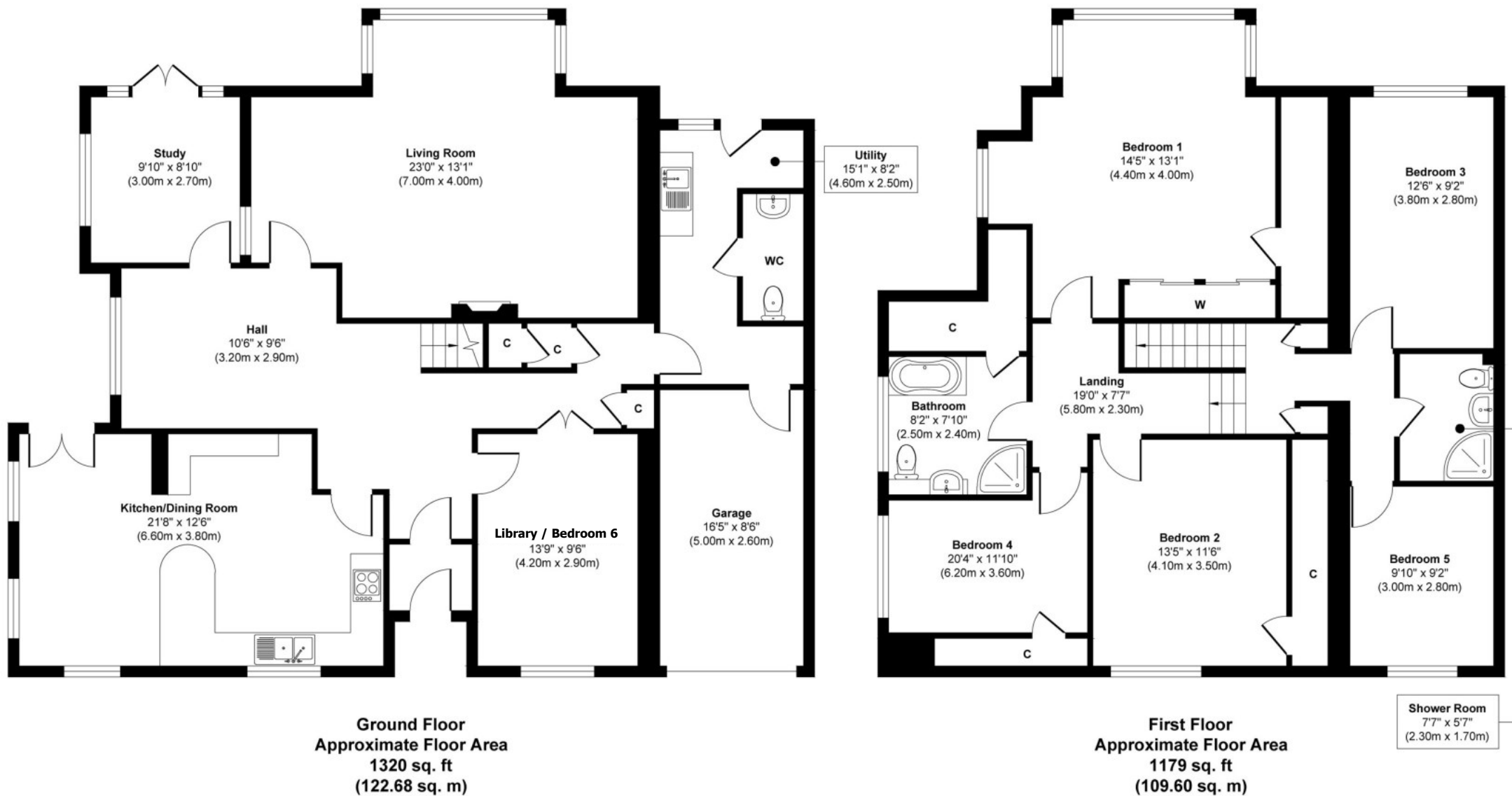












Video Tour <https://my.matterport.com/show/?m=KnGV4zB45Q5>

Energy Performance Rated 'D' for efficiency

Council Tax Banding 'G'

**Services** Mains electric, gas, water and drainage. **Viewing** Strictly by appointment through Irving Geddes - 01764 670325.





**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