

# Buying with Next Home

Dilwin, Dalginross, Comrie, Crieff, PH6 2ED

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# About the Area

The property is located in the picturesque Strathearn village of Comrie which is approximately 7 miles west of Crieff. There are many local services available within the village including a Post Office, cafe, doctor's surgery, dental practice, hotels, a bank, restaurant and a range of shops.

There are also various leisure pursuits and activities on offer. Further amenities and schooling can be found in the nearby town of Crieff.













## Property Summary

A rare opportunity to purchase this deceptively spacious 3/4 bedroom detached extended traditional dwelling house situated within the desirable conservation village of Comrie.

The versatile accommodation comprises entrance hall; bright lounge with dual aspect sash and case windows with shutters and feature fireplace; large dining kitchen with doors to the rear garden and excellent storage; utility room; inner hall with door to the garden; shower room with light tunnel; bright bedroom with lovely views and additional bedroom/office/sitting room on the ground floor together with two further double bedrooms and bathroom on the first floor.

There is single glazed sash & case windows within the original property and double glazing in the extension to the rear. The property benefits from having gas central heating throughout.

Externally a driveway to the side provides off street parking and leads to a timber garage. The garden is enclosed and predominantly laid to lawn with planted borders.





### Key property features

- Detached Traditional Villa
- **♥** Bright Lounge with Dual Aspect Windows
- ❤ Spacious Dining Kitchen & Utility Room
- **У** 3/4 Double Bedrooms
- **У** Shower Room & Bathroom
- ✓ Versatile accommodation
- **♥** Large Garden
- ✓ Nice views to the rear
- **♥** Original features
- Rare to the market



















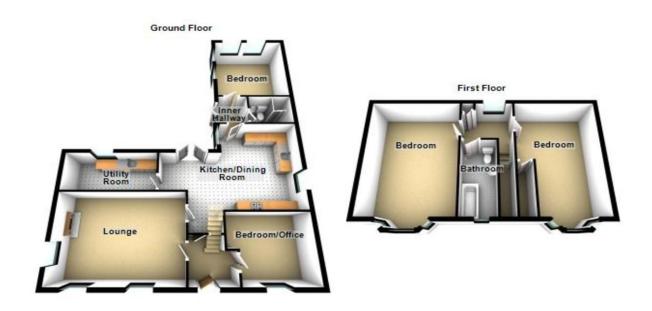




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## Floorplans



### Property Room sizes

### HALL

### LOUNGE

15' 9" x 14' 0" (4.8m x 4.27m)

### KITCHEN/DINER

22' 2 (w)" x 12' 5" (6.76m x 3.78m)

### **UTILITY ROOM**

14'3" x 4' 4" (4.34m x 1.32m)

### **INNER HALL**

5' 2" x 4' 2" (1.57m x 1.27m)

### SHOWER ROOM

7'5" x 4' 3" (2.26m x 1.3m)

### **BEDROOM**

12' 3" x 10' 8" (3.73m x 3.25m)

### BEDROOM/STUDY

13'8" x 13'8" (4.17m x 4.17m)

### **BATHROOM**

9' 10" x 6' 2" (3m x 1.88m)

### **BEDROOM**

18' 0" x 13' 0" (5.49m x 3.96m)

### **BEDROOM**

17' 0" x 13' 10" (5.18m x 4.22m)





PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All roomsizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, fumiture etc.



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