THE RENNIE MACKINTOSH RETREAT
2 DUNIRA STREET, COMRIE, PERTHSHIRE, PH6 2LG

IrvingGeddes
W.S. • Solicitors • Estate Agents

2 Dunira Street, Comrie, Perthshire, PH6 2LG

Irving Geddes are delighted to offer this truly unique property for sale. This beautifully presented two bedroom end-terrace home, currently operated as a successful holiday let was designed, in conjunction with No.1, by Charles Rennie Mackintosh, arguably Scotland's most famous architect. Previously used as a permanent residence/holiday home & originally a bank & solicitors office, the property is a highly individual and charming home centrally located in the highly sought-after Perthshire village of Comrie. Set over two floors & occupying part of a category A listed building, being the highest classification awarded only to buildings of National Historical Importance, and comprises a communal ground floor entrance (shared with the Landmark Trust apartment next door) with stairs to first floor, comprising W.C., KITCHEN open to a LOUNGE/DINING ROOM on the upper floor. There is an attractive open out-look to the front and rear, with original flooring in the lounge, an open fire and dining recess. Stairs with wood panelling to dado height lead to ground floor bedrooms, both with en-suite facilities. The front double with shower room, the rear with attractive wood panel detailing and quirky en-suite spa bath with shower over. Whilst the subjects do not include any garden area there are numerous woodland & riverside walks from your doorstep, making the property a perfect base from which to pursue outdoor activities, along with unrestricted on street parking adjacent.

Given the limited number of Charles Rennie Mackintosh properties which were commissioned and built, and the even greater scarcity of those made available on the open market, this is the sale of a rare commodity indeed. A unique home of real provenance and one likely to be a welcome addition.

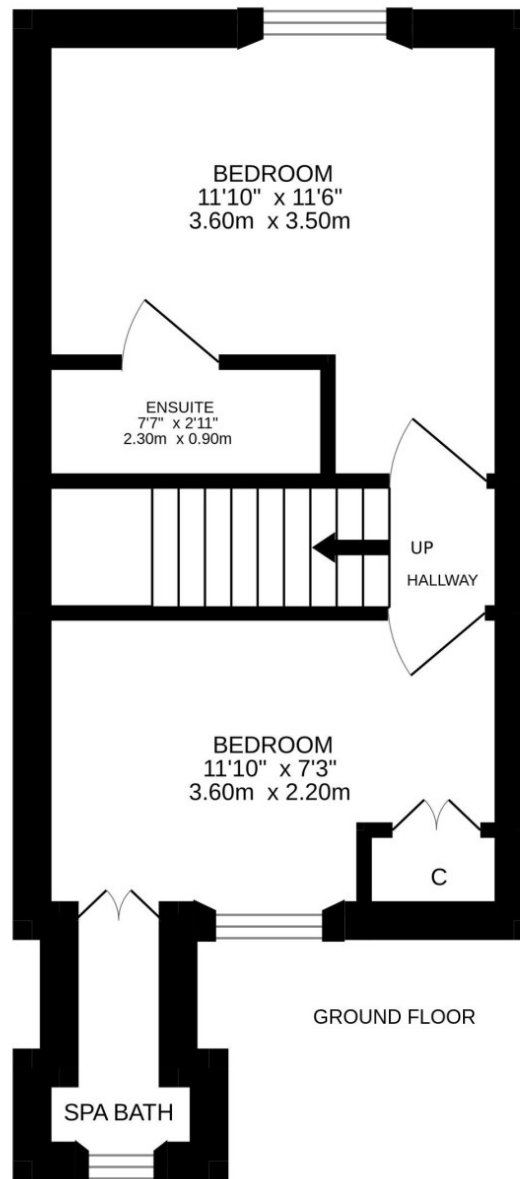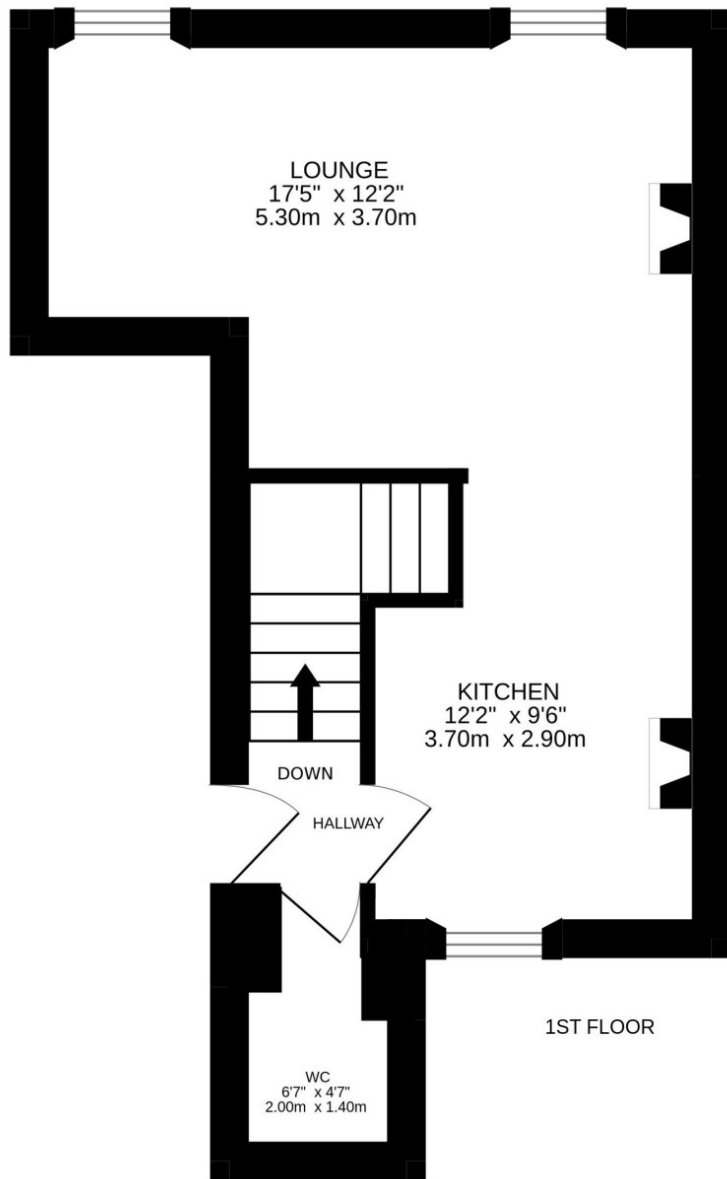**Energy Performance** Rated 'tbc'   **Council Tax** Band 'C'

Video Tour https://my.matterport.com/show/?m=pjqZgN9V5pu

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 & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a 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, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

THE RENNIE MACKINTOSH RETREAT

In the heart of the village stands Melville Square with its pretty hotel and shops. Adjacent to this corner stands the white painted Nos. 1 & 2 Dunira Street. No.1 was most recently a hardware shop & has an original interior. This is in part a 2½ storey white harled building which was designed by Charles Rennie Mackintosh. The current building, dated in 1905, replaced a range of buildings destroyed by fire at the turn of the century. Although designed as a whole concept, the complete property has two distinct uses, with a retail unit which follows the profile of its corner position, and flatted accommodation currently owned by the Landmark Trust. This building is then continued into No. 2, the subject of this sale, which has had various past uses including residential, a bank & latterly a solicitor's office. Charles Rennie Mackintosh is perhaps Scotland's most famous architect. Born in 1869 in Glasgow, his years with Honeyman & Keppie's from 1889 until 1913 saw him design a stunning portfolio of world famous buildings and interiors. A photograph of Mackintosh's workbook, in his own handwriting detailing the tenders for the works, hangs on the staircase within the property.

LOUNGE
17'5" x 12'2"
5.30m x 3.70m

KITCHEN
12'2" x 9'6"
3.70m x 2.90m

DOWN

HALLWAY

WC
6'7" x 4'7"
2.00m x 1.40m

1ST FLOOR

BEDROOM
11'10" x 11'6"
3.60m x 3.50m

ENSUITE
7'7" x 2'11"
2.30m x 0.90m

UP

HALLWAY

BEDROOM
11'10" x 7'3"
3.60m x 2.20m

C

GROUND FLOOR

SPA BATH

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
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

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