



ACHOMER
COMMERCIAL LANE, COMRIE, PERTHSHIRE, PH6 2DP

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this three bed mid-terrace villa enjoying a private garden, garage & parking, centrally located in the highly sought-after Perthshire conservation village of Comrie. A well proportioned layout comprising on the ground floor an ENTRANCE VESTIBULE, HALL with large under-stair storage and stairs to upper floor, open to a large LOUNGE, with sliding door to a BREAKFASTING KITCHEN. On the upper floor is a LANDING with skylight and hatch with pull-down ladder to large partially floored attic., 3 BEDROOMS & BATHROOM. The property has gas central heating and benefits from solid wood doors, a feature 'arch' into the lounge and south-facing garden with substantial garage/workshop.

Located behind the property, the fully enclosed garden comprises a drying green, area of lawn and spacious garage (c.30ft x 12ft, power and lighting) with parking to the front. An attractive area, overlooking the River Earn.

A unique home with no forward chain and boasting a prime central location in one of Perthshire's most sought after villages.

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

Video Tour <https://my.matterport.com/show/?m=1DzutwgqoT1>

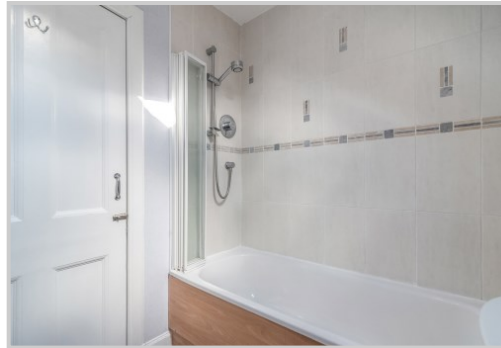
Viewing Strictly by appointment through Irving Geddes 01764 670325.

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 and dentist. There is Primary schooling within the village and 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).

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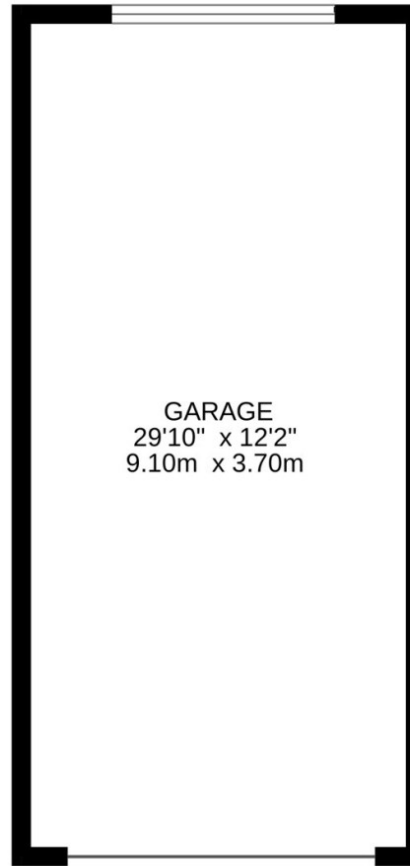
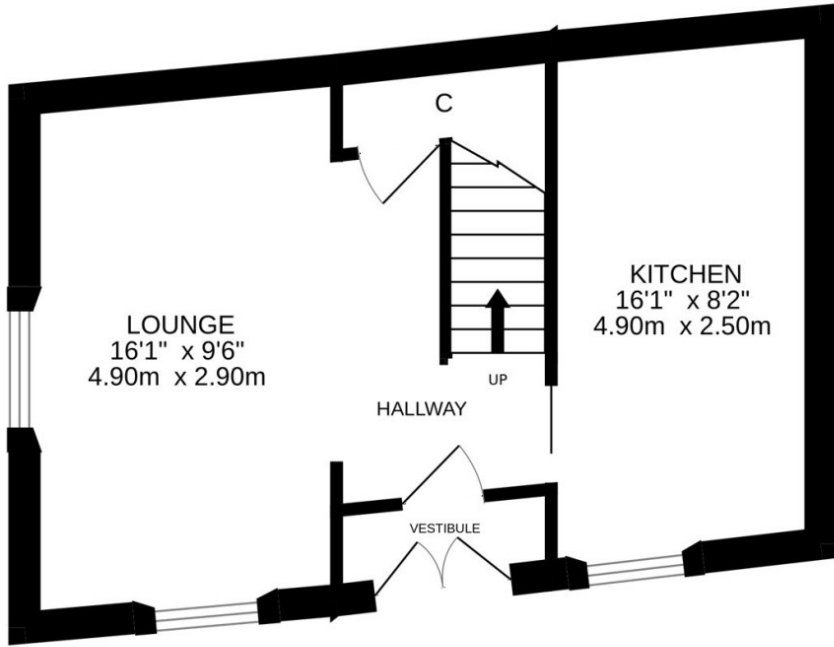




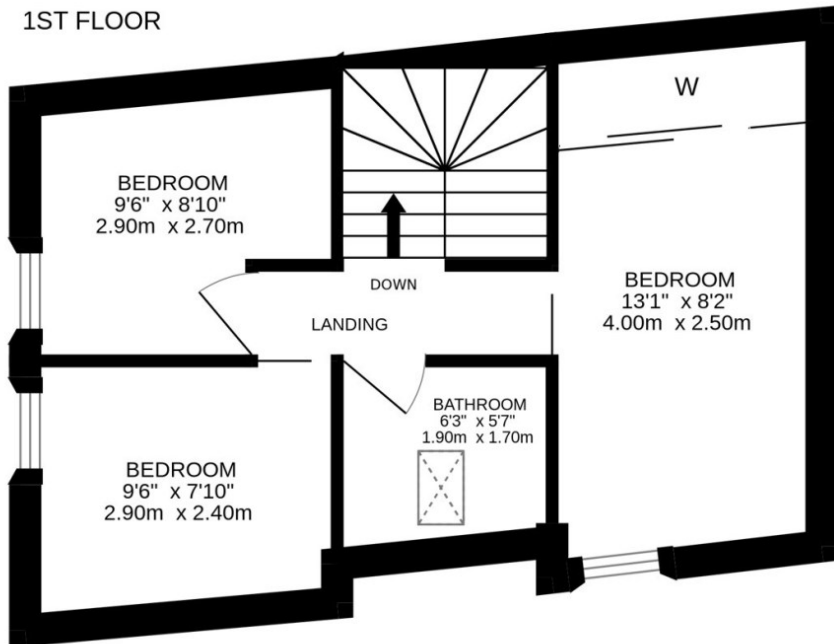




GROUND FLOOR



1ST FLOOR



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