

7 GLEBE SQUARE  
COMRIE, PH6 2EN



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## 7 GLEBE SQUARE, COMRIE, PERTSHIRE, PH6 2EN

Irving Geddes are delighted to offer for sale this spacious 3/4 bedroom mid-terrace villa located within a quiet cul-de-sac within the ever popular Perthshire conservation village of Comrie. The accommodation is flexible and bright, set over two levels and presented in move-in condition. The ground floor comprising; VESTIBULE with storage, HALLWAY with stairs to upper floor and storage beneath, large LOUNGE with wood-burning stove & bay window, DINING ROOM/BED 4, BREAKFASTING KITCHEN with door to rear, & BATHROOM. There are 3 DOUBLE BEDROOMS and a SHOWER ROOM on the upper floor.

The property enjoys a very generous private & sunny garden to the rear. Laid mainly to lawn the fully enclosed garden has a large paved patio & timber store. To the front there is ample off-street private parking.

Warmed by gas-fired central heating & double glazed. 7 Glebe Square is very well presented, with a versatile layout, & a home enjoying a central location within easy walking distance to the centre of one of Perthshire's most sought after villages. Likely to be a welcome addition to the market and likely to have broad appeal.

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

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

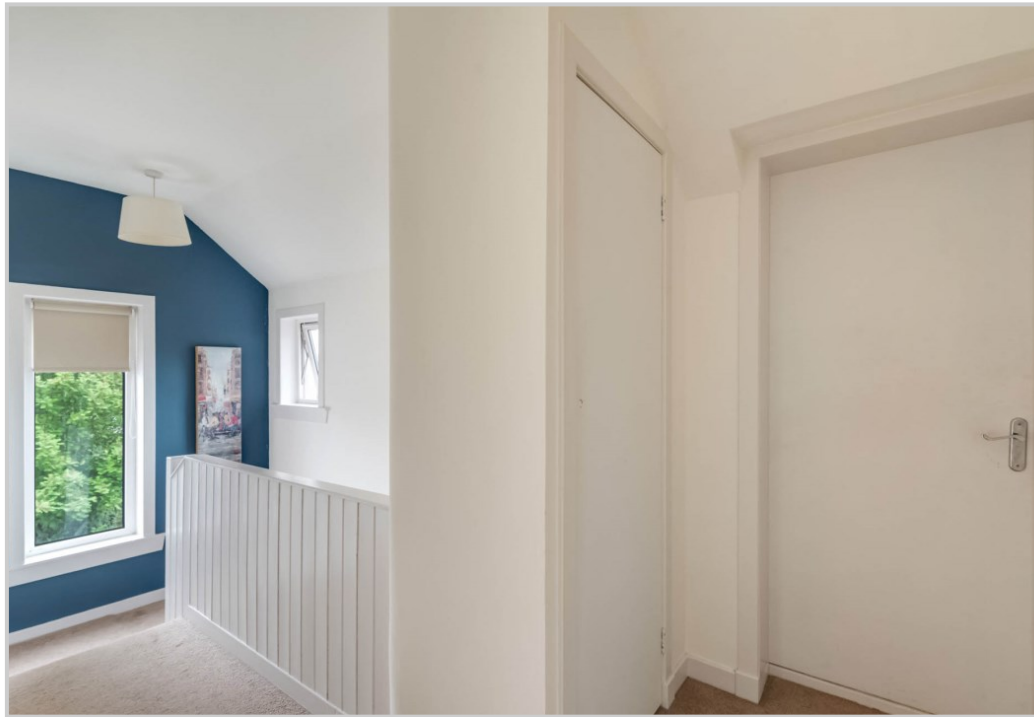
**Video Walkthrough** <https://my.matterport.com/show/?m=tW7fk2RukKh>

**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 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 & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

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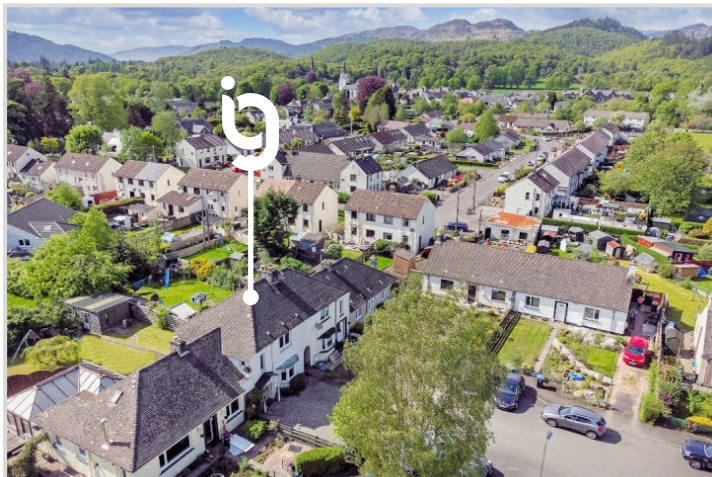
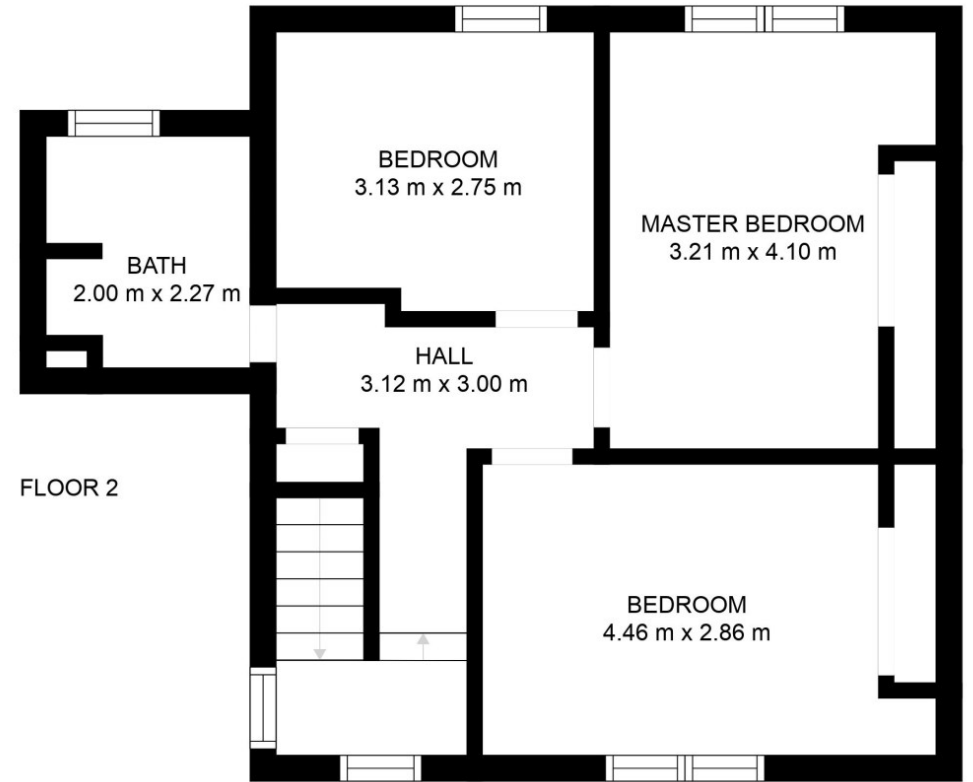
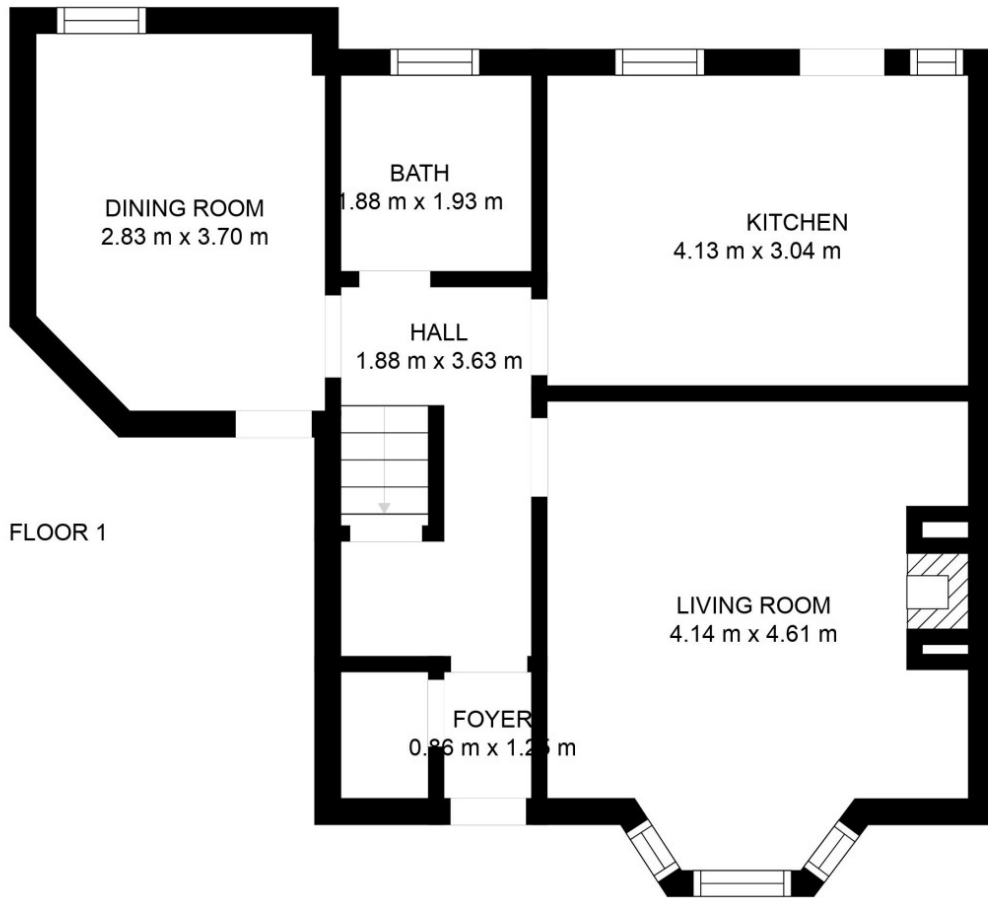




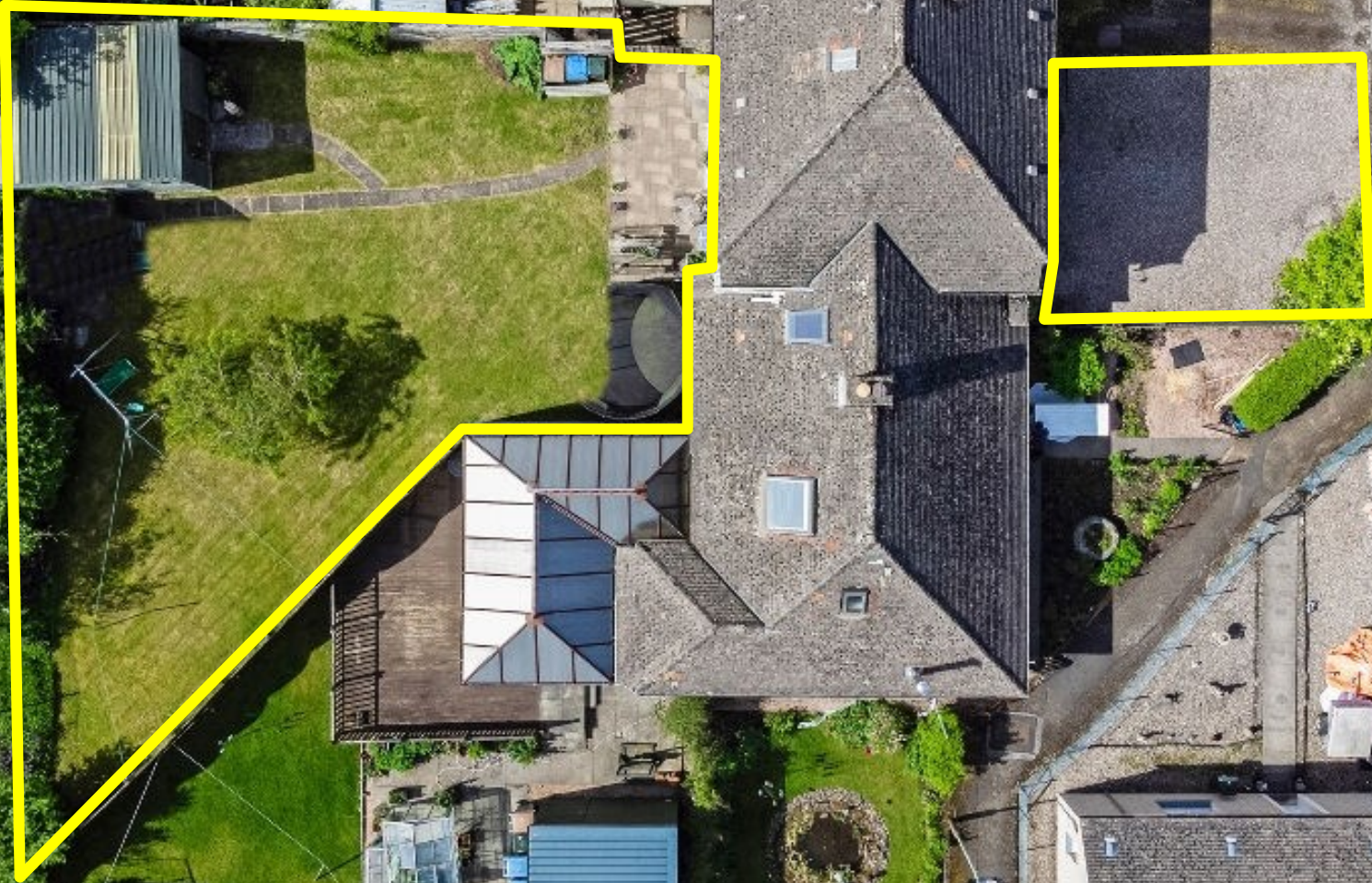








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



**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