



Arch House , Dunira, Comrie, Crieff, PH6 2JZ

Offers Over £285,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Arch House , Dunira, Comrie, Crieff, PH6 2JZ

Many thanks for your interest with Arch House , Dunira, Comrie, Crieff, PH6 2JZ.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

Dunira is set amidst spectacular scenery, at the centre of a designated National Scenic Area contiguous with the Comrie conservation area to the east & the Loch Lomond & Trossachs National Park to the west. Readily accessible with an easy commute to both Perth & Stirling and just over an hour from Glasgow & Edinburgh. This is an area of outstanding natural beauty and offers a huge variety of sporting/outdoor facilities including golf courses, sailing & watersports at Loch Earn and hill-walking.

The picturesque Strathearn village of Comrie 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, 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

The substantial Arch House forms part of 'The Square' of privately owned residential properties.

Located over two floors with private main door which leads to spacious accommodation comprising; an entrance hall with space for outdoor attire, a very spacious lounge with room for a variety of free-standing furniture and a feature woodburning stove, modern open plan modern kitchen with an attractive wall and base units and granite work surfaces, space for a dining table and chairs and a woodburning stove. There is also a shower room and toilet located on the ground floor.

The 1st floor is accessed by a carpeted stairwell and leads to 2 double bedrooms, both of which benefit from built in storage. An attractive 3 piece bathroom suite can also be found on this floor.

There is private parking adjacent to the property in the communal courtyard. There is a communal garden at the front of the property which is laid to lawn for ease of maintenance.

Electric heating and double glazing throughout.

There is also a section of garden ground set to the west of the walled garden, a short walk away.

Enjoying a pleasant setting alongside the Boltachan Burn, the private area measures approximately 20ft x 23ft and is a blank canvassed to be landscaped by those with green fingers.



Key property features

- ✓ Picturesque location
- ✓ Rural property
- ✓ Immaculately presented
- ✓ Character property
- ✓ Ideal for a holiday home
- ✓ 2 double bedrooms
- ✓ Modern kitchen
- ✓ 2 Wood-burning stove
- ✓ Spacious lounge
- ✓ Great walks nearby









Have a property to sell?

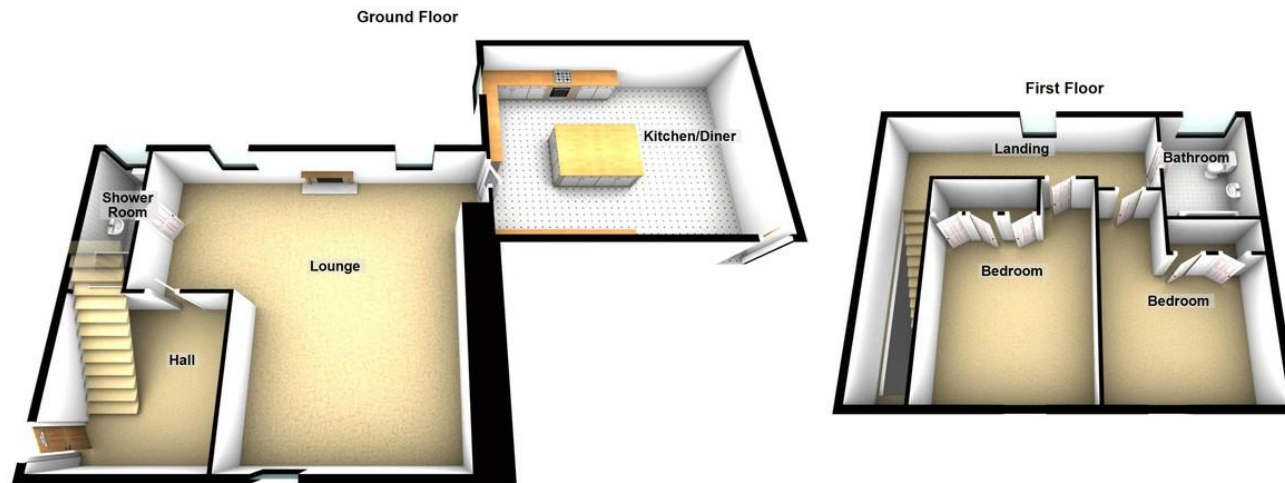
An expert from our local branch will provide you with the most accurate valuation.



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Floorplans





Property Room sizes

HALLWAY

7' 4" x 5' 3" (2.24m x 1.6m)

LOUNGE

17' 5" x 15' 5" (5.31m x 4.7m)

KITCHEN/DINER

17' 7" x 17' 1" (5.36m x 5.21m)

BEDROOM

14' 2" x 9' 6" (4.32m x 2.9m)

BEDROOM

13' x 10' 1" (3.96m x 3.07m)

BATHROOM

7' x 6' 5" (2.13m x 1.96m)

SHOWER ROOM

7' 4" x 3' 4" (2.24m x 1.02m)

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 room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

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