

DUNDURN,  
8 DRUMMOND STREET, COMRIE, PH6 2DX



## DUNDURN, 8 DRUMMOND STREET, COMRIE, PH6 2DX

Irving Geddes are delighted to offer for sale this charming, well presented three bedroom mid-terrace villa, centrally located in the highly sought after Perthshire conservation village of Comrie. A well maintained property with large garden grounds and off-street parking to the rear.

The ground floor comprises; ENTRANCE LOBBY with storage , LOUNGE with feature fireplace, fully fitted KITCHEN leading to a large, bright CONSERVATORY with door to rear garden. There is one DOUBLE BEDROOM on the ground floor. The upper floor comprises; LANDING, TWO further BEDROOMS & family BATHROOM. The property is warmed by gas central heating.

There is a substantial garden to the rear, accessed from the conservatory or externally from the side. The large fully-enclosed garden extends from a sizeable patio, encompassing a decked area & timber shed. A rear gate leads to the large garage/workshop with dual access from the side & front. Parking for 2/3 cars is adjacent to the garage.

Dundurn is presented in move-in condition, boasting period charm and offers potential for any purchaser to place their own design ideas upon. A property enjoying a central location within one of Scotland's most sought-after villages, and one likely to have broad appeal. Early viewing is strongly advised.

**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 and Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & 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).











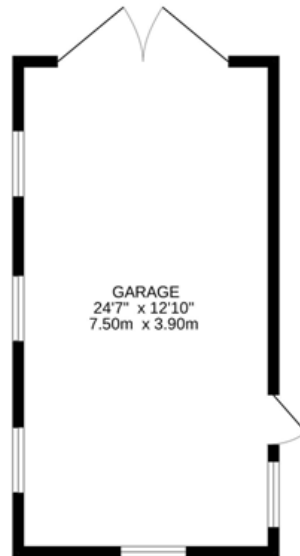
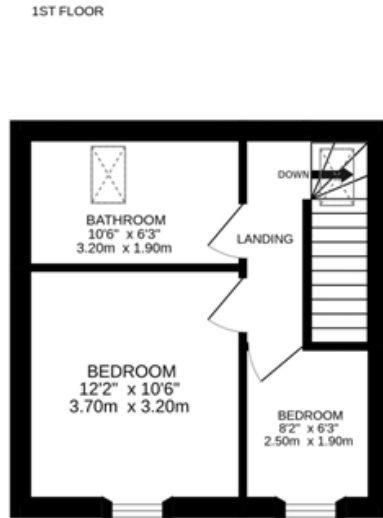
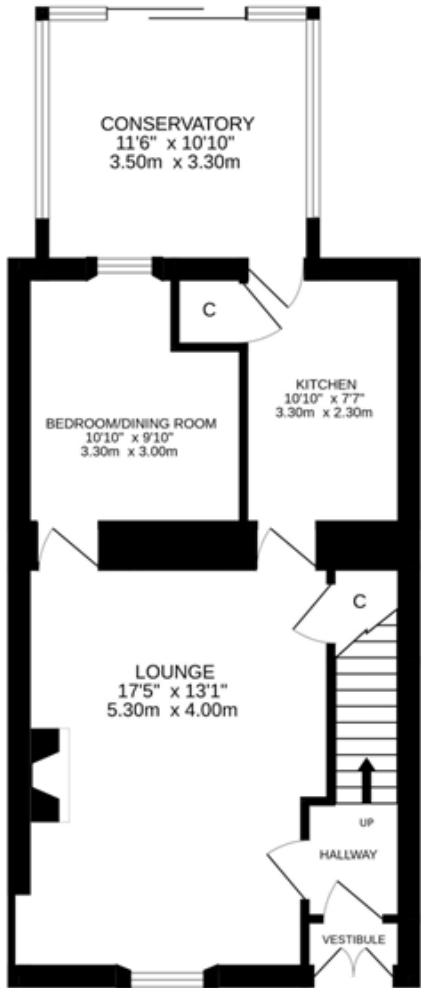












Council Tax Band 'B' Energy Performance Rated 'E'

Services Mains Water, Drainage, Electric & Gas.

Viewing Strictly by appointment only through Irving Geddes.

Video Tour <https://my.matterport.com/show/?m=XXZAoT59Bhj>





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**Comrie**  
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Tel: 01764 670325

**Aberfeldy**  
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