

PARK LODGE
LAWERS, COMRIE, PH6 2LT



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Irving Geddes are delighted to offer for sale this charming three bedroom traditional detached cottage, located only 1.5 miles from the highly sought after Perthshire conservation village of Comrie. Located off the main road between Comrie & Strathearn's principle town of Crieff, this south facing cottage is set in large grounds extending to c.0.5 acres & boasts 3 ensuite double bedrooms, 2 public rooms & large conservatory. Set over 2 floors, the spacious accommodation comprises on the ground floor; VERANDA, ENTRANCE HALL with W.C. and UTILITY ROOM off, LOUNGE with exposed feature wall, open fire, stairs to upper floor, square bay with seating, and double door to conservatory. The large CONSERVATORY is to the west side of the property & has patio doors. The DINING ROOM with open fire, has a fitted KITCHEN off, square bay with built-in storage, stairs to upper floor and door to ground floor DOUBLE BEDROOM with ENSUITE BATHROOM. The lounge and dining room stairs provide access to BEDROOMS 2 and 3, both doubles with ENSUITE BATHROOMS. There are upper landings with built-in storage & two bedrooms have built-in wardrobes & eaves storage.

The sizeable garden grounds have ample private parking, large areas of lawn, mature trees and hedging, a brick-built store, timber shed and an attractive open outlook.

A characterful cottage in move-in condition, a blank canvas upon which buyers can place their own design ideas and further enhance a charming home. Park Lodge enjoys a rural outlook, yet is within close proximity of one of Perthshire's most desirable small villages.

Energy Performance Rated 'D'

Video Tour <https://my.matterport.com/show/?m=o79Zd7PaNAt>

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).

















Crieff

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Comrie

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Tel: 01764 670325

Aberfeldy

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