

MORVEN
DUNDAS STREET, COMRIE, PH6 2LN



IrvingGeddes
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Irving Geddes are pleased to offer for sale this 2/3 bedroom semi-detached period villa located in the highly sought-after Perthshire village of Comrie. Morven requires refurbishment/modernisation, with ample opportunity to create a wonderful family home. The spacious and flexible layout is set over 2 floors and comprises on the ground floor; ENTRANCE HALL (with stairs to upper floor), LOUNGE, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY RM, SHOWER ROOM and SUN LOUNGE. There are 2 DOUBLE BEDROOMS & BATHROOM on the upper floor. Warmed by gas fired central heating, with partial double-glazing.

There is unrestricted on-street parking to the front & a shared driveway leading to the private rear garden. The rear is substantial in size, and as with the house, requires a programme of work.

Morven is a characterful home, offering much scope for development, enjoying a prime location within easy reach of the centre, in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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

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