

KILGOUR COTTAGE, DUNDAS STREET, COMRIE, PH6 2JP





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Irving Geddes are delighted to offer for sale this charming c-listed three bedroom semi-detached villa located in the highly sought-after Perthshire conservation village of Comrie. The well-proportioned layout is set over two floors and comprises on the ground floor; ENTRANCE HALL with stairs to upper floor, LOUNGE, DINING KITCHEN with patio doors to rear and walk-in under-stairs storage, and BEDROOM/SITTING ROOM. There are two generously sized DOUBLE BEDROOMS on the upper floor, BATHROOM & access to spacious eaves storage. The property is warmed by modern gas fired central heating.

There is unrestricted on-street parking to the front. The rear garden is notable in size and boasts a most pleasant wooded backdrop, into which access is enjoyed. There is a large gravel area and lawn, with two timber sheds and planted beds.

A home full of character, with walls stripped ready for decoration, a property upon which buyers can place their own design ideas and create a wonderful family home. Kilgour Cottage enjoys 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 'D'   **Council Tax** Band 'D'

**Video Tour** <https://my.matterport.com/show/?m=7UXyECAsGMK>

**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).

**IrvingGeddes**  
W.S. • Solicitors • Estate Agents







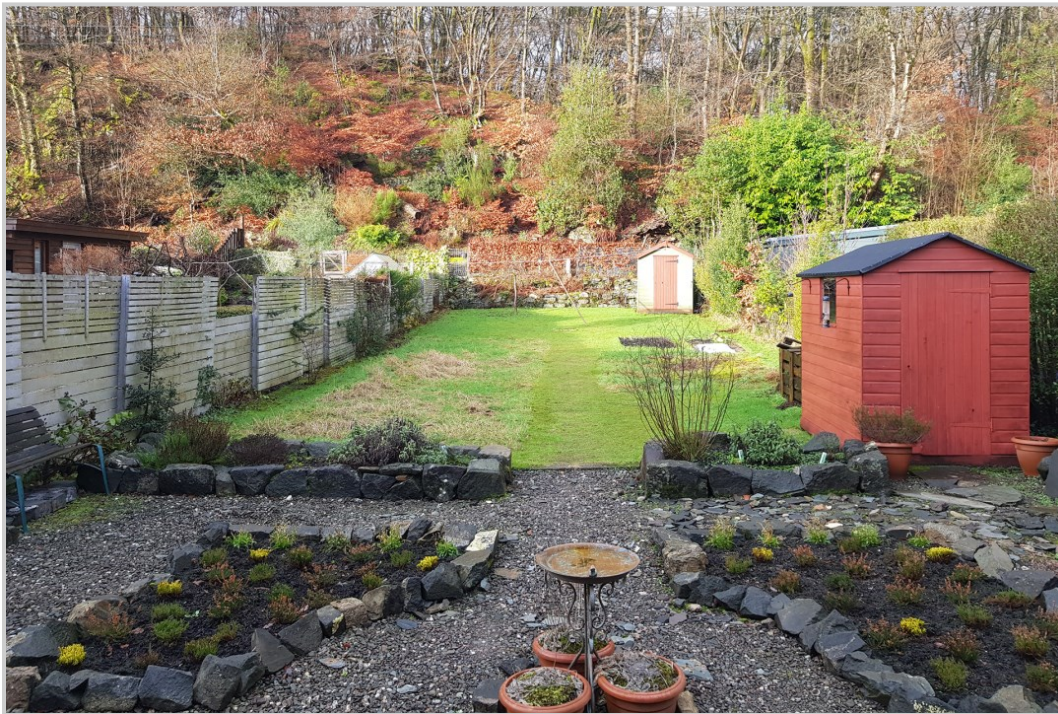








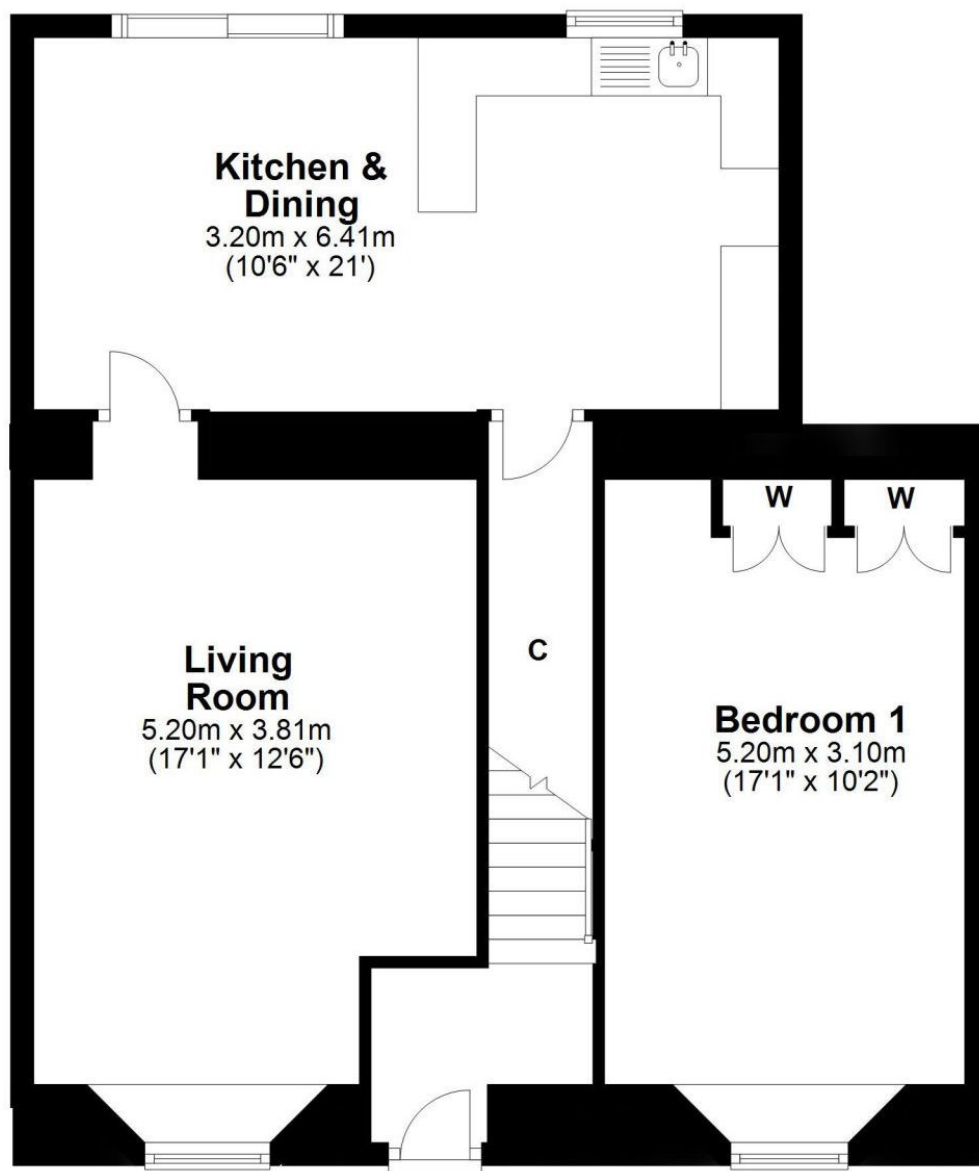






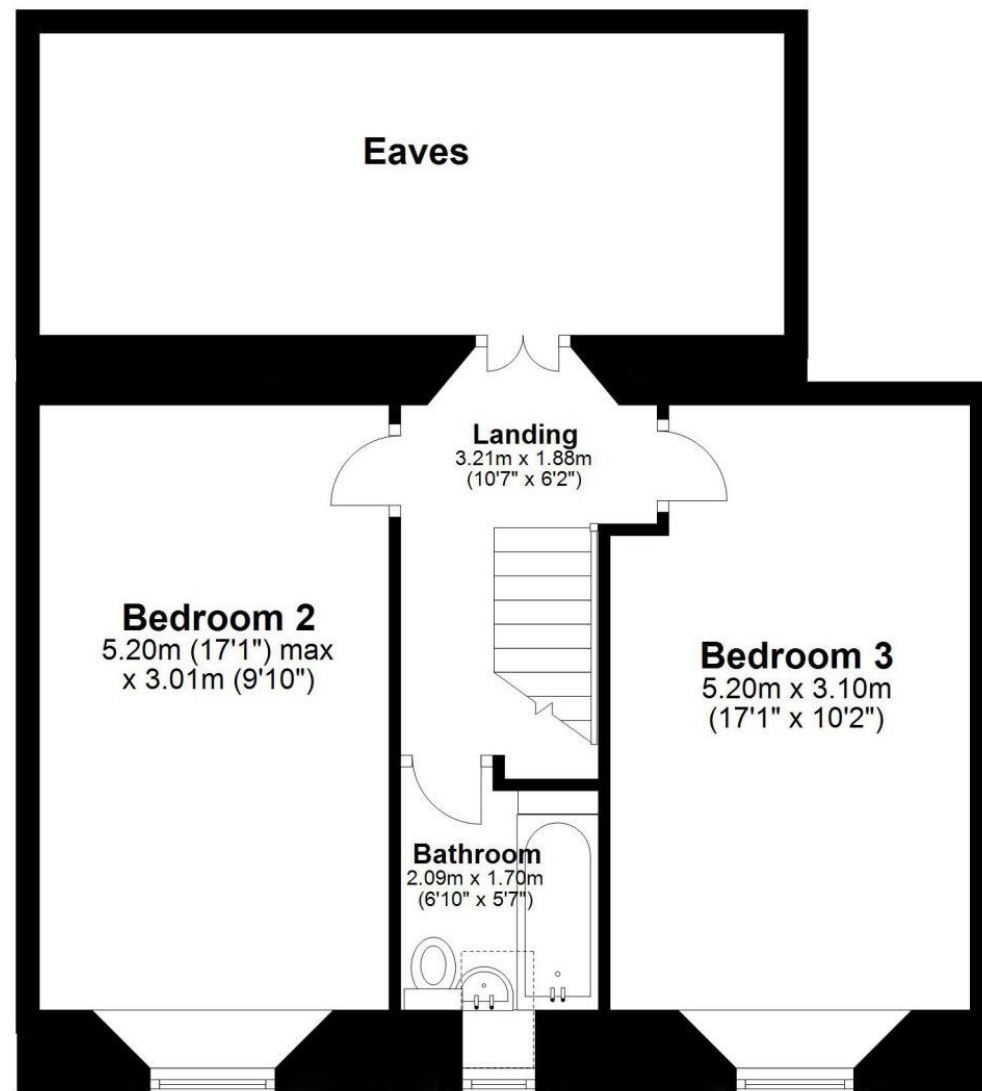
## Ground Floor

Approx. 66.7 sq. metres (718.5 sq. feet)



## First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)







**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