

12 DRUMMOND STREET, COMRIE, PH6 2DS



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## 12 DRUMMOND STREET, COMRIE, PH6 2DS

Irving Geddes are delighted to offer for sale this most charming three bedroom semi-detached period villa with one bedroom annex, located in the highly sought-after Perthshire village of Comrie. Well presented and flexible accommodation over two floors, comprising on the ground floor; **LOUNGE, DINING KITCHEN, UTILITY** and **BATHROOM**. The self-contained annex is accessed via the rear garden, an internal door from the lounge can be re-instated, linking it to the main house. The upper landing has a loft hatch and provides access to **THREE BEDROOMS & SHOWER ROOM**. The property is warmed gas fired central heating and is double-glazed throughout. The most attractive **ANNEX** has private main door access and used for self-catering, ideal ancillary accommodation for visiting family/friends, or for elderly dependants. There is a sizeable **LOUNGE/BEDROOM** with vaulted ceiling, a **KITCHEN AREA** and **SHOWER ROOM** is located off. N/B The front of the property is schedule to be painted in March/April.

Externally there is unrestricted on-street parking to the front. The fully enclosed rear garden is notable in size with large areas of lawn & mature planting and paved patio. A characterful home, offering rarely available annex accommodation, enjoying a prime central location within 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 'E'

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

**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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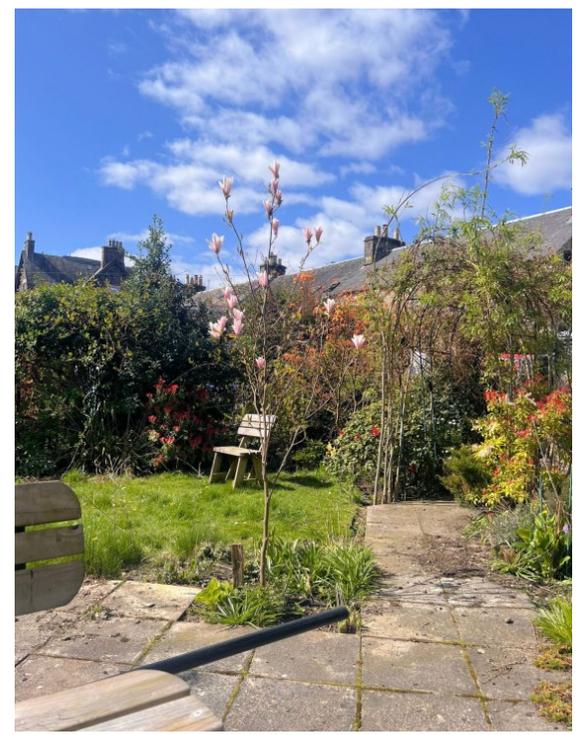




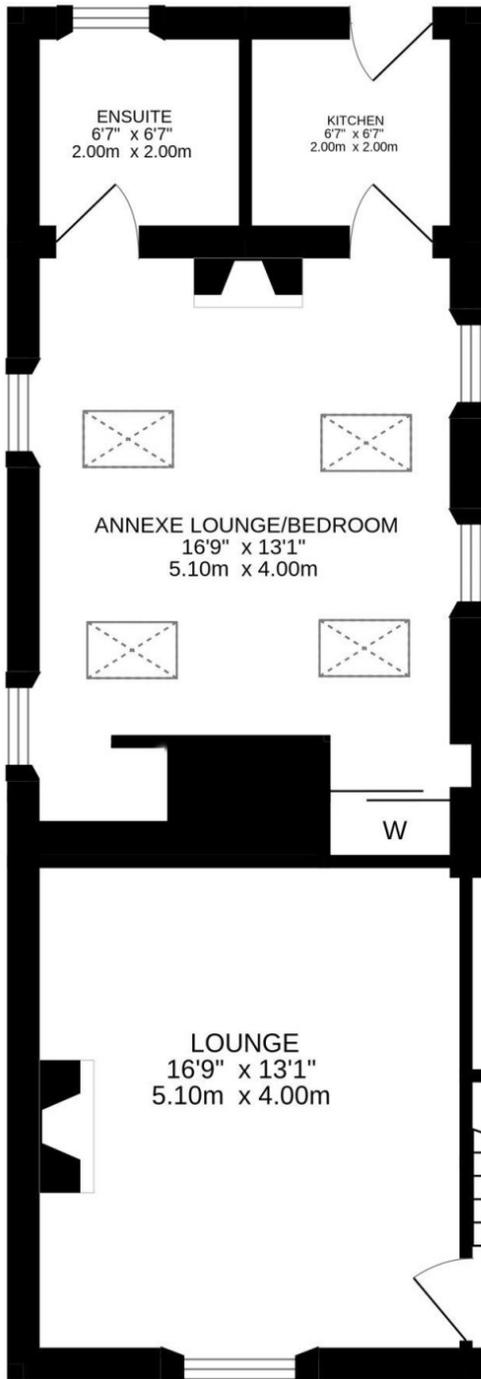
## Annex



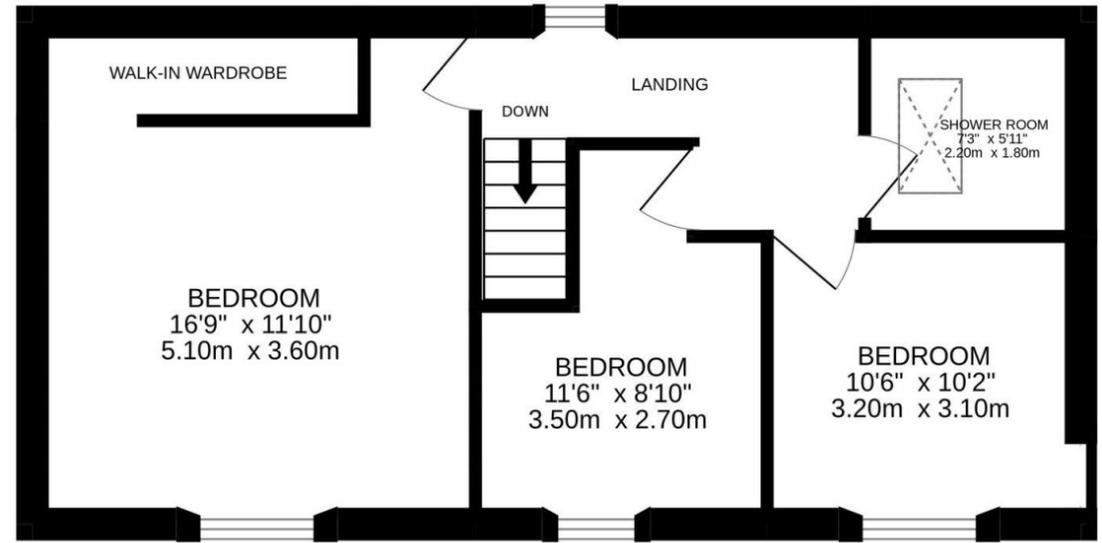




Owner pictures from summer



GROUND FLOOR WITH ANNEX



FIRST FLOOR



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.



**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