

DUNDAS HOUSE,
DUNIRA STREET, COMRIE PH6 2LJ

GUIDE PRICE £275,000



IRVING
GEDDES
w.s. | solicitors | estate agents

Dundas House, Dunira Street, Comrie PH6 2LJ

We are delighted to offer for sale this sizeable four bedroom, two storey plus attic family dwelling, located within the sought after conservation village of Comrie. Rare to the market, this property retains many period features and offers well proportioned accommodation throughout. The grand reception hall comprises Cloakroom with two piece suite, Utility Room, Storage cupboard and door leading to rear garden area. The wooden staircase gives access to all upper accommodation. The lounge is located to the front of the property with large dual aspect windows flooding the room with natural light. There is a large dining room with ample space for a table and chairs, this is currently utilised as an office. A family kitchen/dining area is located to the rear and offers fabulous views to Melville Monument. The kitchen boasts a full range of modern floor and wall units, hob, oven/grill, integrated fridge freezer, dishwasher. The top floor comprises three double and one single bedroom, the master benefitting from dual aspect windows to the front and side, offering fabulous views to the River Earn. Completing the upper accommodation is a stunning family bathroom comprising power shower, freestanding bath, WC & WHB with the velux window bringing lots of natural light. Dundas House is presented in immaculate condition and is warmed by gas central heating and fully double glazed. Located within a central location with small garden area to the rear and access to off-street parking for one car. Likely to have broad appeal, early viewing is advised.

Hallway (20'9 x 4'8)

Utility Room (7'4" x 6'4")

Lounge (20'9" x 16'11")

Dining Room/Office (16'2" x 15'2")

Kitchen/Dining (17'10" x 13'1")

Bedroom One (18'9" x 15'5")

Bedroom Two (11'6" x 11'1")

Bedroom Three (11'2" x 9'11")

Bedroom Four (11'4" x 4'1")

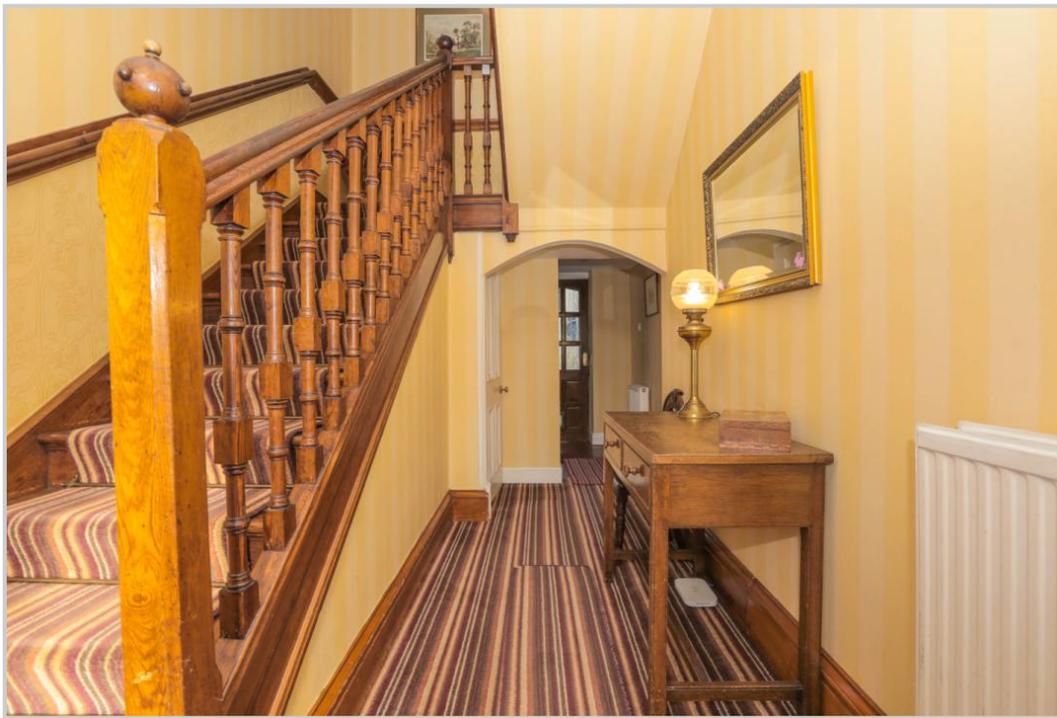
Bathroom (10'1 x 9'4")

Viewing:

Strictly by appointment through Irving Geddes W.S. on 01764 653771/
01764 670325

www.irvinggeddes.co.uk





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



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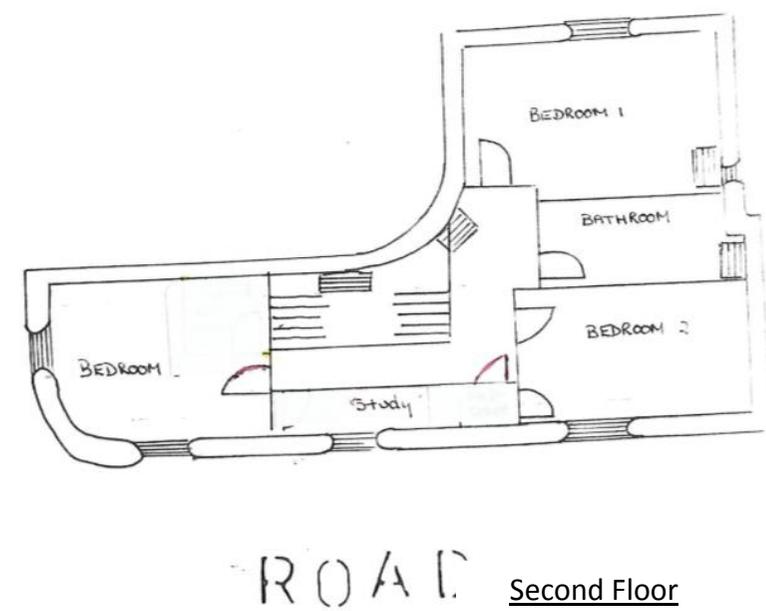
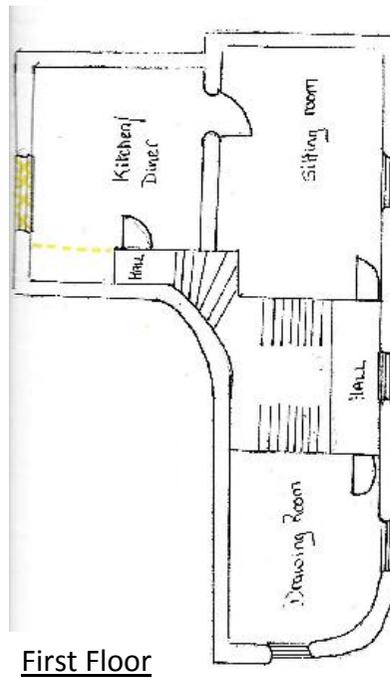
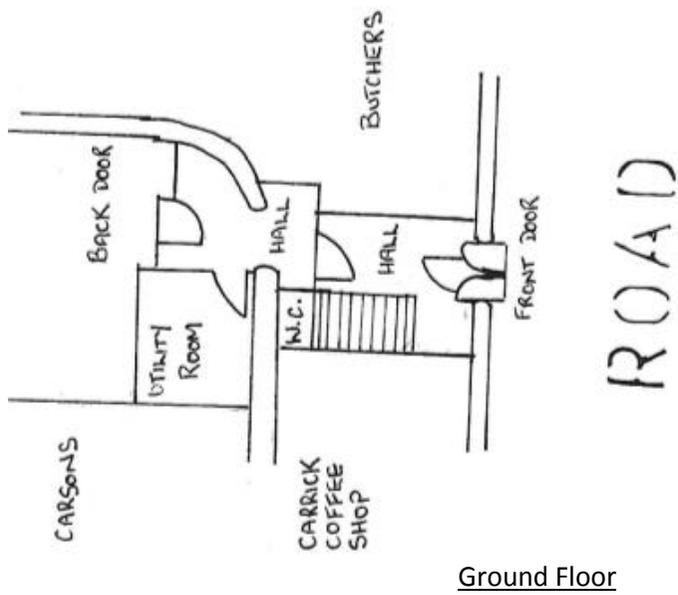
Dundas House, Dunira Street, Comrie PH76 2LJ







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Thinking of selling?
Call us now for a free valuation for your own property

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