



Craigmore Cottage
Dundas Street
Comrie
PH6 2LN

- TERRACED VILLA
- 2/3 RECEPTION ROOMS
- KITCHEN
- 3/4 BEDROOMS
- BATHROOM, TWO WC'S
- GCH
- GARDEN

Offers Around
£199,500

It is important to read the Schedule and Home Report as these contain key information.



DESCRIPTION

This charming terraced Villa in the much sought after village of Comrie, offers deceptively spacious accommodation and fabulous views of the river from the rear. Craigmore Cottage would benefit from upgrading and modernisation but offers an excellent opportunity to create a lovely family home.

A small Entrance Hall gives access to the Dining Room with feature fireplace and the downstairs bedroom which could also be used as another reception room if required. Both rooms have doors leading to the Kitchen which is fitted with a range of units and offers space for appliances and a door leads to the garden.

The rear Hallway gives access to a WC with wash hand basin, two large storage cupboards, a small room off which could be used as a Utility and space to hang coats. The Bathroom is also off this hallway and comprises a bath, WC, wash hand basin and corner shower unit. At the rear of the property is the Lounge with patio doors to the beautiful garden with lovely views of the river. On the upper level there are three very good sized Bedrooms and an additional WC.

The property benefits from gas central heating and has a combination of double glazing and sash and case windows. Viewing is highly recommended to appreciate this delightful property.





Ground Floor

First Floor



ACCOMMODATION

Entrance Hall	4'5" x 5'4"
Dining Room	11'4" x 14'2"
Bedroom Four	10'4" x 14'1"
Kitchen	7'8" x 14'2"
Rear Hall	3'2" x 22'11"
Bathroom	6'8" x 11'7"
WC- Ground Floor	2'4" x 5'
Lounge	12'5" x 19'8"
Bedroom One	13'3" x 13'9"
Bedroom Two	11'2" x 14'3"
Bedroom Three	10'5" x 11'
WC- First Floor	3' x 6'10"

INCLUDED IN SALE: Fitted floor coverings and curtains.

VIEWING: Contact our Crieff Property Department on 01764 670077.

HOME REPORT VALUE/EPC RATING: £220,000/F

COUNCIL TAX: Band D





LOCATION

The village of Comrie nestles amidst spectacular scenery at the junction of the glens of Artney and Lednock. The village has a thriving community with good shopping and primary educational facilities together with a Medical Centre and Dental Practice. Comrie lies seven miles to the west of Crieff with good road links and regular bus services making Comrie easily accessible to Perth and Stirling, Edinburgh and Glasgow.

DIRECTIONS

Heading West through Comrie along the A85, follow the road passing the White Church on the left onto Dundas Street. Craigmore Cottage is on the left hand side.

OUTSIDE

To the rear of the property is a lovely garden with an area of lawn and borders planted with mature shrubs and flowering plants. There is also a patio and gravel and paved path that leads to the bottom of the garden where there is a shed.

SCHOOLING

Catchment area for Comrie and St Dominic's Primary Schools and Crieff High School within Strathearn Community Campus. Private schooling is available at Morrison's Academy and Ardvreck Preparatory School.



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