

Ruchil Bank, Dalginross,
Comrie, PH6 2HB

JAMESON + MACKAY

SOLICITORS AND ESTATE AGENTS



- + *Cottage*
- + *Period Features*
- + *Beautiful Garden*
- + *Fixed Price £280,000*



2
Public Rooms



2
Bedrooms



2
Bathrooms

T: 01738 630 350

Accommodation

Located in the conservation area of Dalginross, Comrie, we bring to you a most attractive, category C listed, semi-detached 2 bed cottage.

Within easy reach of the many amenities available within the village including post office, cafes, supermarket, primary school and excellent road links to Crieff, Perth, Stirling and beyond. Comrie is located in a region of outstanding natural beauty, and the area's surroundings offer many opportunities for attractive hikes, including the River Earn, Loch Earn, and Munros including Ben Chonzie and Ben Vorlich.

The property has been well cared for and is presented in move-in condition. Downstairs comprises; hallway, Lounge, sitting room, fully fitted kitchen with white goods and includes a vestibule with w/c and door

leading to rear garden. Upstairs comprises 2 double bedrooms and a family bathroom. The property is warmed by gas central heating and also has two working fireplaces, one in the lounge and one in the sitting room.

Externally the property boasts a beautifully large garden with patio area and footpath leading to a summer house. Vehicular needs are met with shared driveway and plentiful on street parking. Some items of furniture may be available by negotiation.

EPC - E
Council Tax Band – D







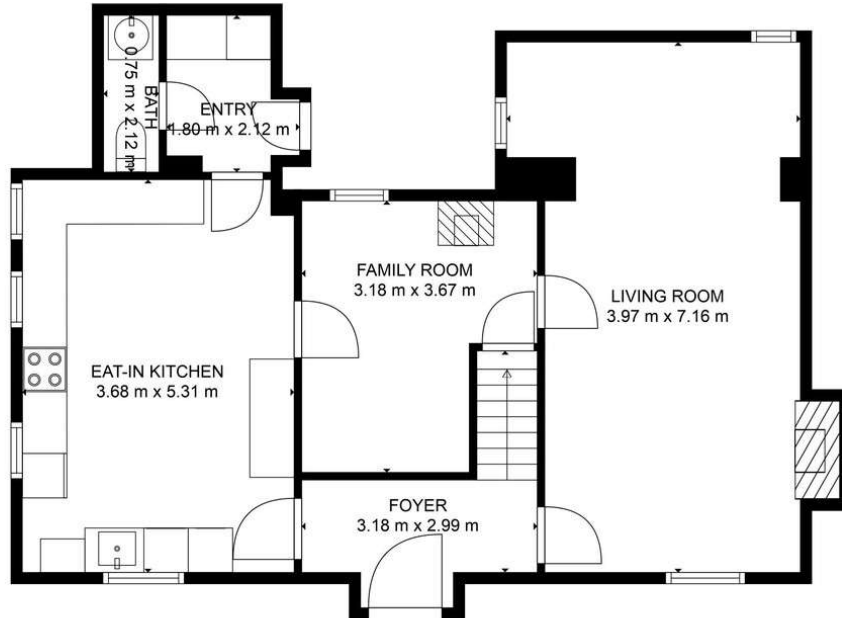






to view:
T: 01738 630 350
E: property@jamesonmackay.co.uk

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GROSS INTERNAL AREA
FLOOR 1: 68 m², FLOOR 2: 47 m²
EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 1 m²
TOTAL: 115 m²
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Kitchen:	5.31 x 3.68m
Living Room:	7.16 x 3.97m
Vestibule:	2.12 x 1.80m
w/c:	2.12 x 0.75m
Family Room:	3.67 x 3.18m
Bed1:	4.82 x 3.61m
Bed 2:	4.82 x 3.46m
Bathroom:	3.25 x 3.01m

Approx Measurements
(metres)

YOUR PROPERTY SPECIALISTS

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