



1 ANCASTER HOUSE
DRUMMOND STREET, COMRIE, PERTHSHIRE, PH6 2DF

Irving **Geddes**
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this spacious two bedroom first floor apartment forming part of a converted former hotel, centrally located in the ever popular Perthshire conservation village of Comrie. The layout comprises a generously sized LOUNGE with bay window, split-level HALL with storage, fitted KITCHEN, TWO DOUBLE BEDROOMS and modern BATHROOM with separate shower cubicle. The property is warmed by gas central heating and benefits from allocated parking to the side of the property.

A charming and well-proportioned property enjoying a prime location in one of Scotland's most sought after villages. Presented in move-in condition and likely to have broad appeal.

Energy Performance Rated 'C' **Council Tax** Band 'C'

Video Tour <https://my.matterport.com/show/?m=EMh99Ak2tNE>

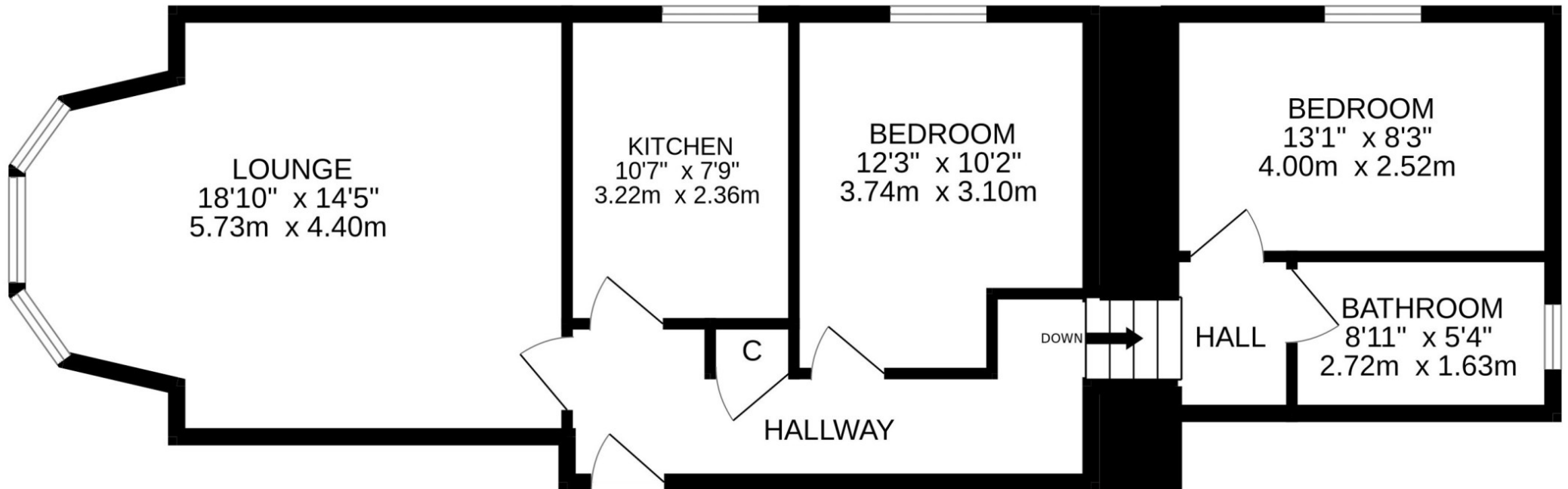
Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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 & dentist. There is Primary schooling within the village & 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).









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.



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