



ROSS REIDH
THE ROSS, COMRIE, PH6 2JU

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this substantial five bedroom villa located within 'The Ross', a prime residential area of the highly sought after Perthshire conservation village of Comrie. This individual detached villa sits within a generously sized level 0.3acre plot bordered by mature trees and shrubs, offering much privacy. Historically, the Ross was a small crofting/weaving community, & is accessed via a charming arched bridge, the property within easy walking distance to the many amenities of the bustling village.

Set over two floors, the generously sized and flexible layout comprises on the ground floor; wide HALLWAY with 2 storage cupboards, large DINING KITCHEN, sizeable LOUNGE with log-burner and access to a spacious CONSERVATORY, a garage conversion providing a further LOUNGE with storage, BEDROOM, rear VESTIBULE, & UTILITY/SHOWER ROOM. There are FOUR BEDROOMS & FAMILY BATHROOM on the upper floor, the master with EN-SUITE SHOWER ROOM.

Large gardens lie to the front and rear, fully enclosed with mature planting throughout. The front has a charming dry stone wall and hedge border, areas of lawn, mono-block driveway and ample parking. The rear with an expanse of lawn and mono-bloc patio.

A bespoke villa enjoying an enviable rural location within easy access of one of Perthshire's most desirable villages, & a home upon which buyers can place their own design ideas. Early viewing is advised.

Energy Performance Rated 'tbc' for efficiency. **Council Tax** Band 'G'.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Tour <https://my.matterport.com/show/?m=gTKcbCWuXc2>







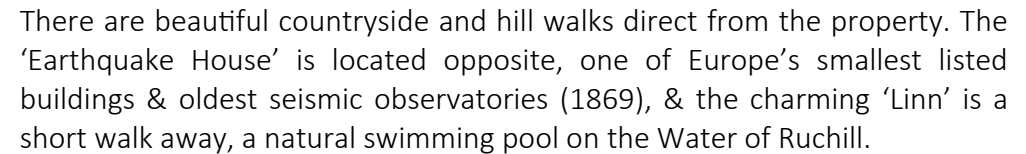
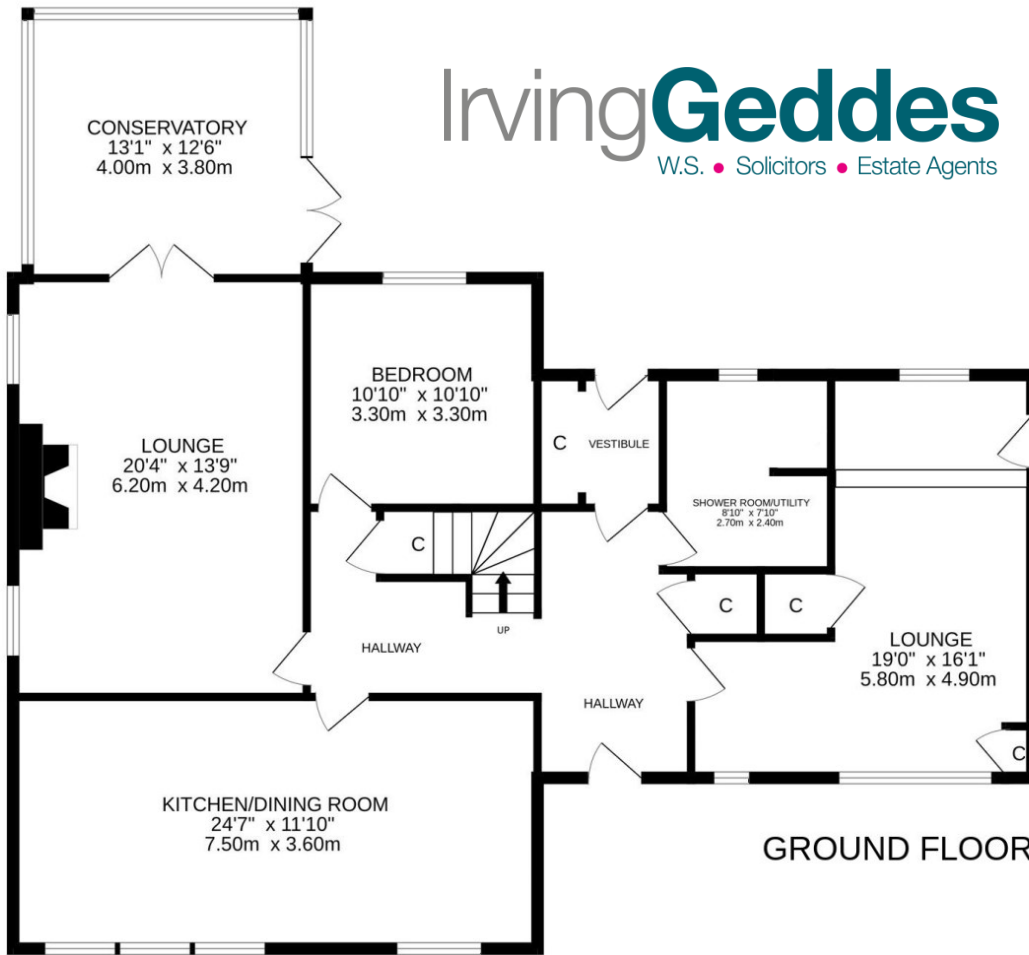












Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, with two hotels, cafes/restaurants, medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, mountain biking at 'Comrie Croft' & water sports/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