



BENVIEW,
DRUMMOND STREET, COMRIE, PH6 2DW

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this spacious main door townhouse centrally located in the highly sought after Perthshire conservation village of Comrie.

Set over 3 floors, Benview is a property full of character with rarely available main door access, located on the main street through this ever popular village. The layout is set principally over three floors with private front & rear access and comprises; ENTRANCE HALL with Victorian tiling and stairway to the upper floor. The ground floor also comprises; front & rear LOBBY, UTILITY ROOM/SPARE ROOM with door leading to the rear parking area.

First floor comprises; LARGE LOUNGE with wood burning stove, DINING KITCHEN, TWO BEDROOMS (one currently utilised as a snug) & SHOWER ROOM.

The top floor comprises; LANDING, STORAGE CUPBOARD, DOUBLE BEDROOM and BOX ROOM/STUDY. The property is warmed by gas central heating & the windows are double glazed.

Benview enjoys excellent views, central location, period features and is presented in true move-in condition. Likely to have broad appeal and early viewing is recommended.

Video Tour <https://my.matterport.com/show/?m=ZqfVET6VxnP>

Energy Performance Rated D (68)

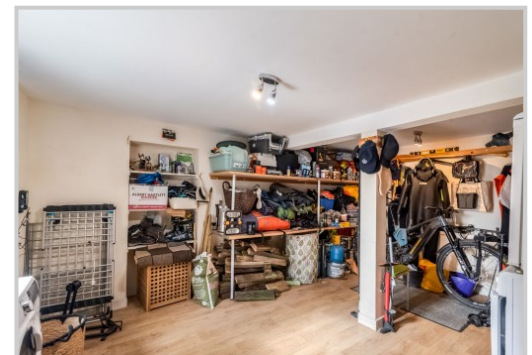
Council Tax Band 'D'











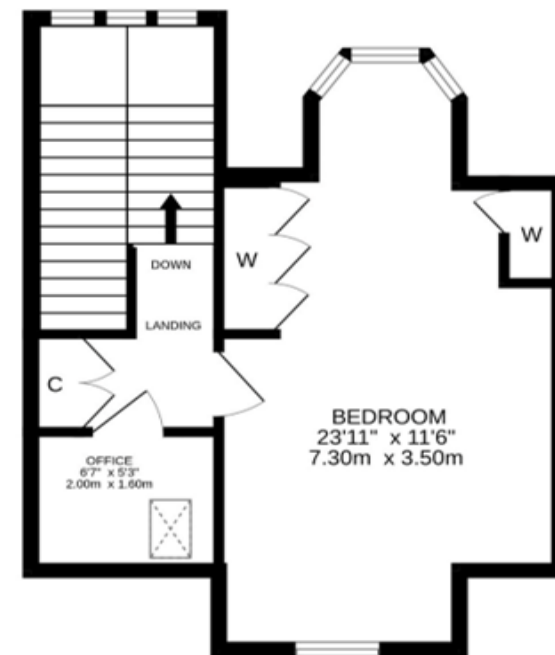
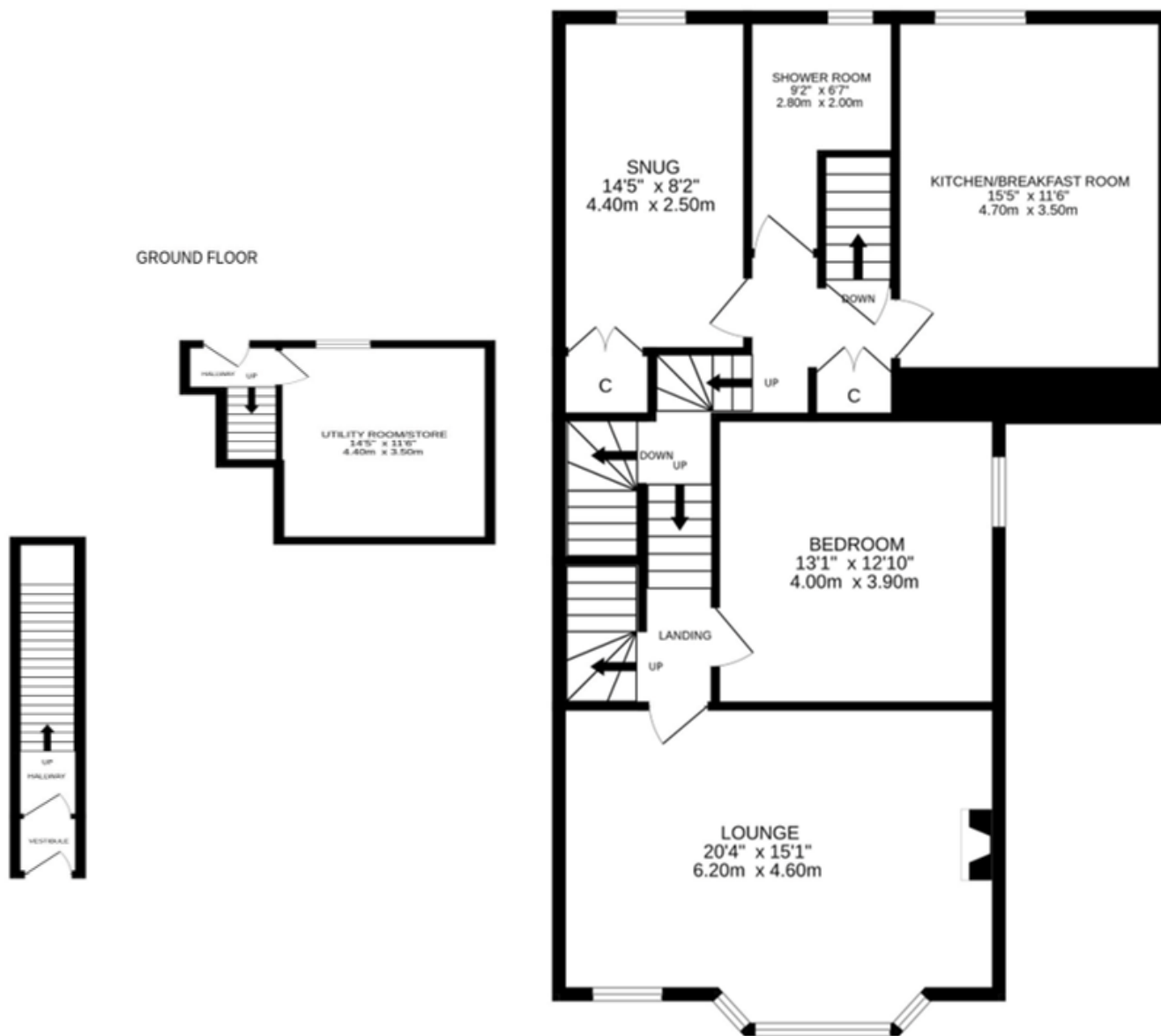




1ST FLOOR

UPPER FLOOR

GROUND FLOOR



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 and dentist. There is Primary schooling within the village and both private & public education available within Crieff. A haven for outdoor enthusiasts with river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' & water sports/fishing at Loch Earn (6mls).

