

Cobberinga, The Ross, Comrie, PH6 2JU

Offers Over £361,000 **Home Report £385,000**



irvingeddes w.s.
solicitors & estate agents



- Luxury Detached Villa
- Five Double Bedrooms
- Stunning Lounge
- Highly Desirable Location
- Large Gardens
- Summer House & Garage



Description

A stunning extended period property located in a particularly desirable residential area within the Perthshire conservation village of Comrie. The original section of the property is dated circa early 1900's and boasts an extremely attractive extension creating a striking and individual contemporary feel. Offering spacious, flexible accommodation of a very high standard throughout and comprising on the ground floor; Front & Rear Vestibule, Hallway, Sitting/Family Room, Dining Kitchen, Lounge, WC, Bathroom and three double bedrooms. The upper floor has a large landing, two spacious double bedrooms and shower room. Externally Cobberinga enjoys an ample parking area, large lawn, garage with play room and summer house. Properties of this standard situated in such a sought-after location are very rare to the market and early viewing is strongly recommended.

Entrance Vestibule

Attractive panelled walls with shelving and coat hooks. Tiled floor. Part-glazed door to hallway.

Hallway

Spacious all providing access to all lower accommodation. Two storage cupboards and useful recess under stairs.

Sitting Room (13'4" x 11'4")

Attractive and flexible reception room located to the front. Focal fire place and access to kitchen. Bay window overlooking garden.

Dining Kitchen (16'2" x 15' at widest)

Beautiful fully fitted kitchen with ample room for a dining suite. Quality wall and base units. Integrated fridge/freezer and large gas range. Extractor hood. Extended breakfasting bar. Plumbing for dishwasher.

Lounge (20' x 18'6")

Stunning extension to original property and offering a substantial principal reception area. Vaulted ceiling, galleried landing and full height windows over looking rear garden. Open fire and French doors to decked patio. Solid maple wood flooring.

Cloakroom

Charming semi-circular contemporary cloak room comprising WC and wash hand basin.

Bathroom

Attractive quality suite located on ground floor and comprising; WC, large bath with shower mixer & WHB. Fully tiled floor & walls

Bedroom One (13'4" x 9'6")

Good sized double located to front. Shelved storage cupboard.

Bedroom Two (11'2" x 10'6")

Sizeable double located to the side of property.

Bedroom Three (12'8" x 9'10")

Good-sized double adjacent to lounge.

Rear Vestibule

Quality base and wall units. Space and plumbing for washing machine and tumble drier. Storage unit and tiled floor.

Upper Landing

Carpeted staircase leads to the spacious landing with quality fitted storage running its length. Linen cupboard.

Shower Room

Sizeable room with recessed WHB and WC. Shower enclosure with attractive glass bricks.

Bedroom Four (16'6" x 12'10")

Spacious double with two large Velux Windows. Ample room for a range of furniture.

Master Bedroom (13'4" x 12')

Stunning master with two large Velux windows. Range of built-in wardrobes and access to **Gallery** (12' x 6') with timber balustrade overlooking lounge and rear garden.

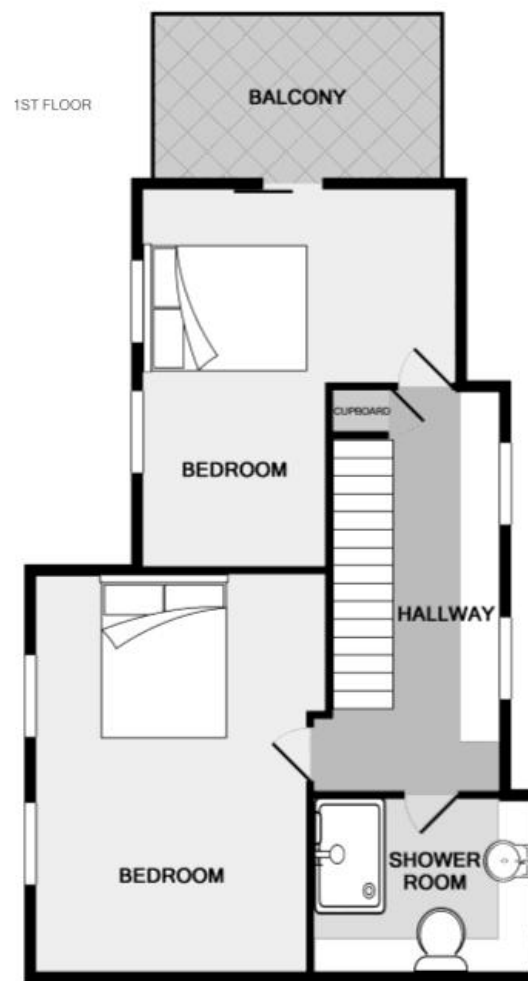
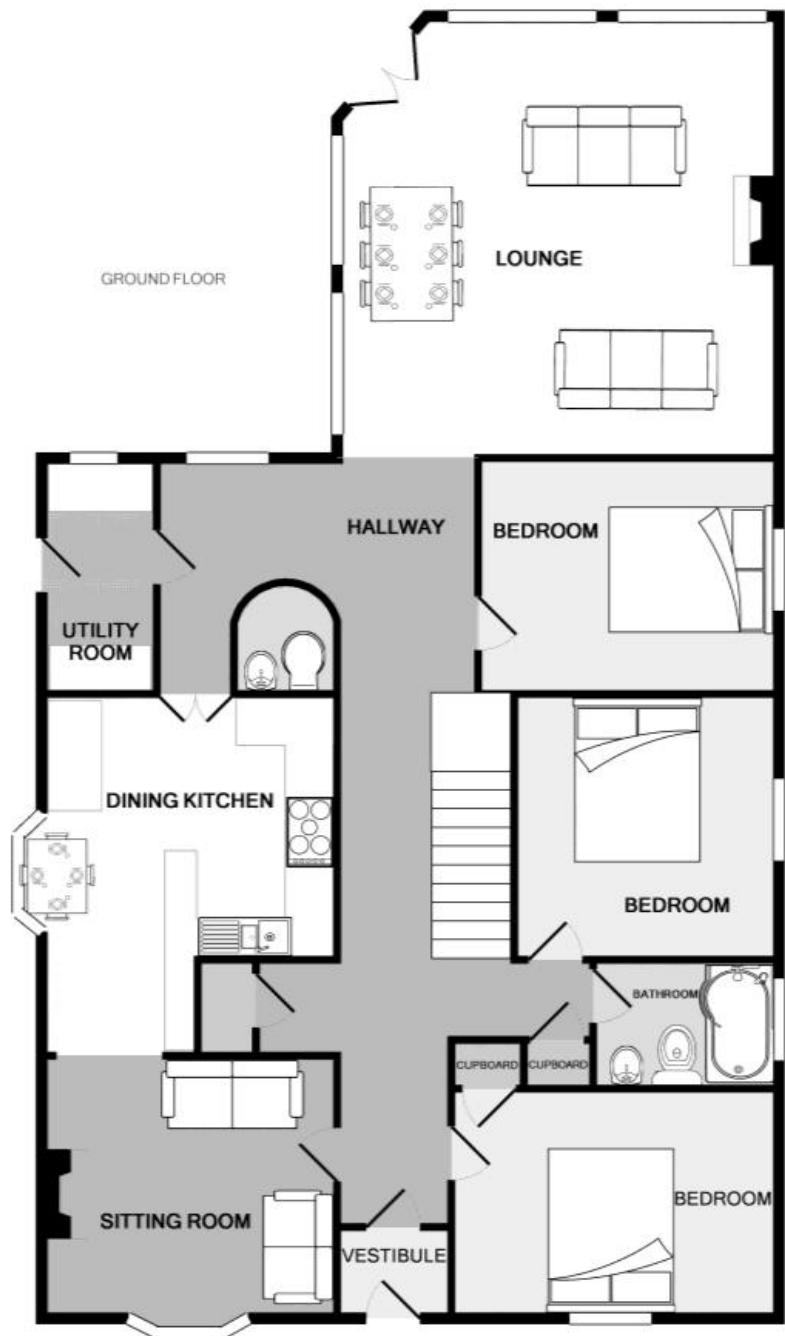
Exterior

Mainly to lawn at the front with planted border. Gravel drive with ample parking leads to the **single garage**. To the rear of the garage there is a **sizeable playroom** with heating and fitted storage. Quality-built **summerhouse** with insulation, power and heating, currently utilised as an office. Large lawn bordered by hedging and mature trees. Children's play area. Sizeable decking providing an ideal spot from which to enjoying Al Fresco dining or entertaining.



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





Directions

From our offices in Comrie proceed West past the White church and follow the road. Shortly after the Comrie Garage turn left over the Ross Bridge and keep left. Cobberringa is located on the right hand side, a short distance after the right hand turn in the road.

Viewing

Strictly by appointment through Irving Geddes W.S. 01764 653771 / 670325



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