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**Superb Traditional Villa**

**Four Double Bedrooms**

**Spacious Sitting Room**

**Dining Room**

**Family Room/Bedroom 5**

**Stylish Kitchen**

**Contemporary Bathroom**

**Beautiful Garden Grounds**

**Belmont, Strowan Road, Comrie, PH6 2EH**

**Guide Price £369,000**

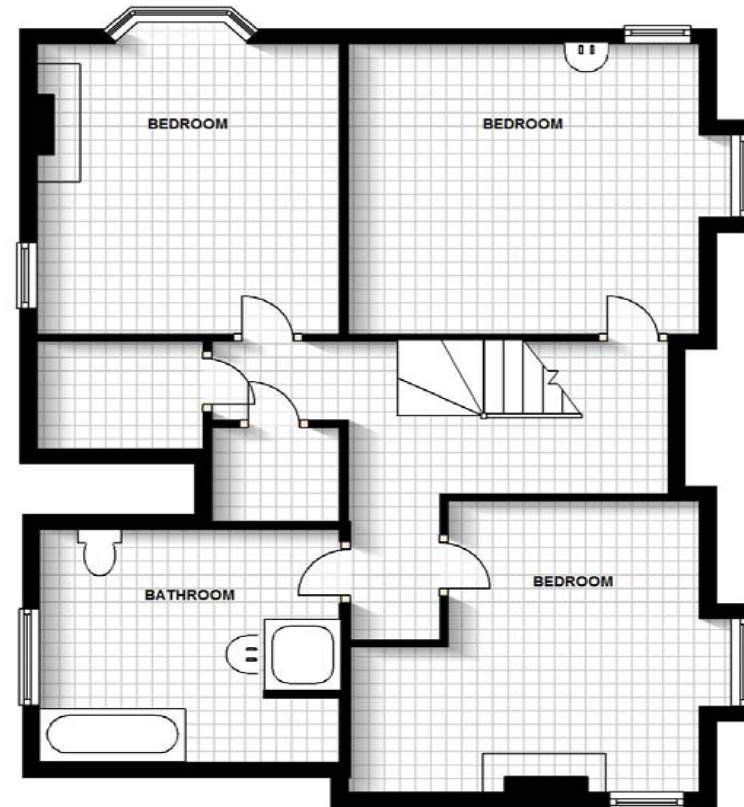




GROUND FLOOR



FIRST FLOOR



## Belmont, Strowan Road, Comrie

We are delighted to offer for sale this wonderful traditionally built detached villa located within the award winning Perthshire village of Comrie. The property enjoys a secluded position, offering a high degree of privacy and deceptively spacious accommodation throughout. Rich in charm and character, the property has been sympathetically and tastefully refurbished in recent years to create an attractive family home. Ground floor: entrance porch, hallway, sitting room, dining room, family room, bedroom, breakfasting kitchen, rear hall, toilet and study. First floor: upper landing, family bathroom and three bedrooms. Externally the property boasts a wealth of off-street parking, a detached single garage and large garden grounds that are mainly laid to lawn and offer a high degree of privacy making it a great place to relax, entertain guests and children and pets to roam. The property also benefits from gas central heating and double glazing. Viewing comes highly recommended to fully appreciate the size of the accommodation and quality of the location.

### Directions

From the offices of Irving Geddes WS take the B827 crossing over the river and immediately turn left into Strowan Road. Go past the Fire Station and around the sharp right hand bend, proceeding up Strowan Road where the property can be found mid-way up on the right.

#### Entrance Porch

Entered via outer door and glazed to all sides. Tiled flooring.

#### Hallway

Doors to sitting room, breakfasting kitchen, family room and bedroom. Stairs to upper level. Understair cupboard and two additional cupboards provides excellent storage space.

#### Sitting Room (16'5" x 12'7")

An attractive room with original floorboards, open fire with wooden surround and front-facing window. Door to dining room.

#### Dining Room (17'0" x 11'0")

A beautiful room offering ample space for formal dining and an attractive outlook over the rear garden. Four rear-facing windows. Original floorboards. Door to exterior.

#### Family Room/Bedroom 5 (12'7" x 12'3")

A pleasant room that could also be used as an additional bedroom if required. Side-facing and front-facing windows. Attractive fireplace.

#### Bedroom 4 (13'1" x 11'3")

A double room with rear-facing window and large storage cupboard.

#### Breakfasting Kitchen (19'9" x 9'0")

A stylish kitchen fitted with an excellent amount of high-gloss base and wall units with solid wood worktops and breakfast bar. Inset sink with mixer tap. Built-in dishwasher. The range style gas cooker with extractor hood and the American style fridge will also be included as part of the sale. Rear-facing and side-facing windows.

#### Rear Hall

Door to exterior. Rear-facing window and access to toilet comprising; WC and wash-hand basin. Rear-facing window.

#### Study (7'3" x 5'3")

Originally a study but currently used as a laundry room. Rear-facing and front-facing windows. Space and plumbing for appliances.

#### Upper landing

Gives access to three bedrooms and family bathroom. Walk-in airing cupboard with skylight. Two additional storage cupboards.

#### Bedroom 1 (15'7" x 12'6")

A most spacious double room with front and side facing windows, attractive fireplace and wash-hand basin.

#### Bedroom 2 (14'10" x 12'11")

Generous double room with front and side facing windows. Original fireplace.

#### Bedroom 3 (14'0" x 10'4")

Double room with front-facing bay window, rear-facing window and feature fireplace.

#### Family Bathroom (11'11" x 10'2")

A large, attractive bathroom fitted with WC, wash-hand basin, Jacuzzi bath and separate shower cubicle. Contemporary tiling to walls and floor. Rear-facing opaque window.

#### External

A sweeping drive to the front and side of the property provides a wealth of off-street parking and leads to the detached single garage. There is also a generous section of lawn with seating area. The majority of the garden ground lies to the side of the property, offers a high degree of privacy and consists of a large area of lawn with mature trees and hedges, slabbed patio area and play area.



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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.

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