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irvingeddes w.s.
solicitors & estate agents

Semi-Detached Villa

Four Bedrooms

Lounge & Dining Room

Large Conservatory

GCH & DG

Off-Street Parking

Stylish Features

Sought-After Location

Boghaugh, South Crieff Road, Comrie, PH6 2HF

Offers Over £265,000 Home Report Value £280,000



Description

Spacious stone-built villa situated within the highly sought after Perthshire conservation village of Comrie. Set over three levels the flexible accommodation comprises on the ground floor; Hall, Lounge, Dining Room, Kitchen and Conservatory. There are two bedrooms & bathroom on the first floor with two further bedrooms on the upper level. The current owner has undertaken a programme of upgrades including full rewiring and plumbing, conversion of attic and installation of a luxury bathroom. With a large conservatory, period features, ample off-street parking, garage and a good-sized garden, Boghaugh is a welcome addition to the market and early viewing is advised.

Hallway

Linking the lounge to dining room and providing access to upper level.

Conservatory (17'8" x 15')

Most spacious addition to original property. Double doors lead to garden. Attractive double-sided wood burning stove links this room with the lounge. Ample room for a range of furniture.

Breakfasting Kitchen (13'4" x 11'8")

Good sized kitchen with a range of base units. Range oven with gas hob. Space for table & chairs.

Lounge 15'8" x 13'8")

Good sized reception room with wood-burning stove.

Dining Room/Bedroom (15'8" x 12'8")

Another spacious reception room with ample room for a range of furniture. Open fire with cast-iron insert and solid-wood surround.

Upper Landing

Providing access to bathroom and bedrooms 1 & 2. Most attractive exposed stone wall. Stair with solid wood balustrade leading to upper level.

Bedroom One (15'8" x 11')

Sizeable bedroom with double built-in wardrobes.

Bedroom Two (15'8" x 12'6")

Further double bedroom with original fire place with attractive insert and tiling.

Bathroom

Large luxury bathroom combining contemporary and period styling. Deep spa bath, large shower unit with period sanitaryware. Wood panelling.

Top Landing

Bright landing linking bedrooms. Velux window.

Bedroom Three (16'2" x 12')

Good sized attic conversion currently utilised as home office. Large storage cupboard. Coombed ceiling.

Bedroom Four (12'4" x 12')

Further bedroom on upper level. Velux window. Coombed ceiling.

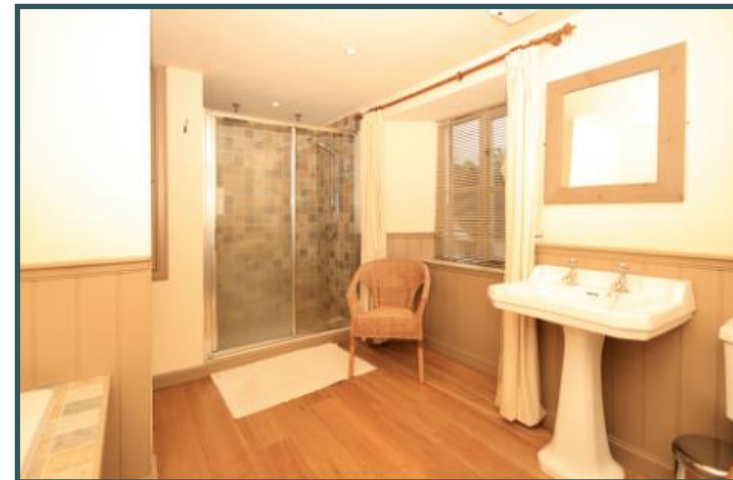
Exterior

Private garden with off-street parking leading to single garage with decked patio adjacent providing an ideal place to relax or socialise. Large area laid to lawn bordered by mature trees and shrubs.

Directions

From our Crieff office head West along the High Street towards Comrie (A85). On reaching Comrie

turn left before the White Church and head over the Dalginross Bridge. Head to the top of Dalginross and turn left onto South Crieff Road. The property is situated near the end of this street on the left.



Thinking of selling?
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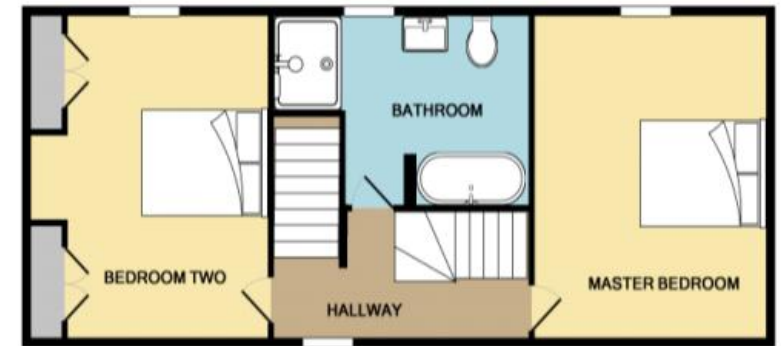
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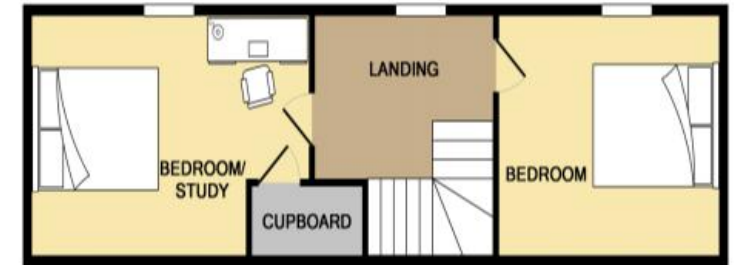
Ground Floor



First Floor



Upper Floor



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