



**1 Gilfillan Court,**  
Comrie, Perthshire PH6 2DJ

MAVOR & COMPANY  
PROPERTY LETTING & ESTATE AGENCY

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Mavor & Company are pleased to introduce to the market this rarely available 3-bedroomed 19th century End-Terraced Mews Style Townhouse conversion centrally located in the desirable Perthshire village of Comrie.

A three-storey property with integral garage, it is a Category C listed building. The house is a very tasteful modern conversion from what was a ruined church (circa 1850.) The conversion was undertaken in 1994 and has been very successful in retaining the flavour of the history of the building while creating a very attractive and practical dwelling. It is situated in a well-lit, back-land location, down Commercial Lane, close to the centre of Comrie and conveniently situated for all amenities/shops etc. There are views from the property across this attractive village, to the surrounding mountains and the river.

This neutrally decorated townhouse property, in move-in condition, comprises two double bedrooms, a single bedroom/study, fully-fitted, dining kitchen, family bathroom, downstairs toilet, gas central heating, double glazing and integral garage. The house has full gas central heating from a new combi boiler, installed in January 2009. The property is economical to run.

Comrie lies on the banks of the River Earn nestling on the edge of the Scottish Highlands seven miles west of Crieff and is in the heart of the scenic West Strathearn area of Perthshire, situated at the meeting of Glens Lednock and Artney, with the mountains rising to the north. The Lednock leads up to the Deil's Cauldron waterfall and, standing sentinel over the village, at the mouth of the glen, is the impressive Melville's Monument. The Romans called the village Victoria, then the Picts called it Aberlednock. While Comrie itself is a Gaelic name, meaning 'confluence of rivers,' given by the Scots who invaded in the 7-8th Century.



The bright airy Inner Hall gives access to main living space

#### **Entrance Vestibule**

Entering the property via a wooden tongue and groove door, the vestibule features carpeted flooring, bookshelves and a cupboard housing the utility meter and circuit breakers.

#### **Lower Hall**

Entered from the vestibule via a 'Mackintosh' feature glazed door (with a number coded security lock), the lower hall benefits from a radiator, coat hooks, beech flooring with feature border and the main central heating control. Doors lead to a small double bedroom and a toilet room; stairs rise to the next level.

#### **Double Bedroom 1 (6' 10" x 8' 4")**

This bright, small double bedroom benefits from a south facing double glazed window overlooking the front of the property and patio area, a deep, shelf-style window sill, radiator and one ceiling recessed spot light. There is a roller blind on the window.

#### **Toilet Room (6' 1" x 3' 9")**

This room benefits from beech laminate flooring, 2-piece white suite (bowl and basin with pedestal) and a chrome heated towel rail. There is access to an under-stair shelved boot/storage/broom cupboard.



**Lounge (11' 4" X 15' 6")**

This room benefits from an interesting and attractive double glazed window with window seat overlooking the lane. A second window overlooking the side of the property has a deep shelf. There is a beige flecked carpet, silver coloured curtain pole, 8 electrical sockets, SKY and TV point, radiator and recessed ceiling spot lights. A feature glazed 'Mackintosh' design door with safely glass leads to Inner Hall, the Kitchen and stairs to upper level.





### **Dining Kitchen (13' 2" X 11' 2")**

Accessed via an attractive 'Mackintosh' safety glazed door this partially tiled (Parisian Metro) bright contemporary fitted kitchen benefits from two South facing double glazed windows with a view to surrounding mountains, 4 ring gas hob (Hotpoint), Double Oven (Hotpoint), integrated larder fridge and separate freezer, charcoal polymer sink with spigot taps and water filter, aluminium down lighters and a corner spot light. There is a radiator, butcher-block worktops, beech laminate flooring with feature border and 10 aluminium surface sockets.



### **Inner Hall and Top Floor Landing**

Opposite a small double glazed window overlooking the side of the property, stairs lead to the upper level. The stair divides to the right giving access to an attractive double bedroom and to the left to a single bedroom/study and the family bathroom. The Upper Hall benefits from a hatch giving access to a small loft area, beige coloured carpeting and a 3 x light pendant ceiling fitment.



**Master Bedroom 3 (13 2" x 11' 6")**

This large bright room benefits from dual aspect 'Velux' double glazed windows with white fitted blackout blinds to both windows. One window overlooks the side of the property and the other has views to Melville's Monument. The room has beige coloured carpeting, a central ceiling light fitment, wardrobe with hanging and drawer space and access to a shelved storage cupboard built in the eaves.



### **Family Bathroom**

This bright room benefits from a double glazed South facing Velux window with fitted 'Venetian' blind giving views to the river and mountains beyond. It has a 3-piece white bathroom suite comprising bath, bowl and sink with pedestal, an over bath 'Mira Sport' electric shower, partial tiling, neutral tiled flooring, a chrome heated towel rail, and deep storage shelf.



### **Single Bedroom/Study (5' 1" x 10' 4")**

The room benefits from a double-glazed 'Velux' window with fitted blackout blind which gives views across the village to the surrounding mountains. There is a radiator, TV point and a recessed ceiling light.

### **Integral Garage**

Wooden double doors give access to the spacious garage. The garage benefits from power and light as well as plumbing for a washing machine and houses the Gas Meter and 'Worcester Combi-Boiler'.

**For an appointment to view**  
Please call our Agent, Sandra  
McRitchie direct on 07984  
388300/01764 670447 or Mavor &  
Company on 01506 870204.

**Offers**

All offers should be submitted to:

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Polbeth Industrial Estate  
West Calder EH55 8JT

Tel: 01506 870204

Fax: 01506 872042

**Interest**

It is important your legal adviser  
notes your interest; otherwise this  
property may be sold without your  
knowledge.

**Thinking of selling**

To arrange your free market  
valuation, simply call Sandra  
McRitchie on 07984 38300 today.

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