



1 Queens Road,
Comrie, Perthshire PH6 2EF

MAVOR & COMPANY
PROPERTY LETTING & ESTATE AGENCY

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Mavor & Company are pleased to introduce to the market this rarely available 2-bedroomed End-Terraced Villa located in the desirable Perthshire village of Comrie.

This 2-bedroomed property standing on a large corner plot in need of re-decoration and modernisation makes for an ideal family home. The property comprising of lounge, kitchen, two double bedrooms and bathroom benefits from double glazing, regularly maintained gas central heating and large garden areas. Close by are the amenities of the village including a Post Office, Library and a range of local shops, hotels and restaurants.

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.



Entrance Hall

Entering the property via a white UPVC glazed door, the hall features an area for hanging coats/storing boots, a cupboard housing the utility meters and gas central heating system control, central ceiling light, telephone point, radiator and smoke detector. A double glazed window overlooks the garden giving plenty of light to the hall. Stairs to the upper level.



Lounge (17' 9" x 11')

Entering via a wooden glazed door this bright south facing room benefits from dual aspect double glazed UPVC windows, one overlooking the gate and entrance to the property and the other the large garden area. The room benefits further from a gas coal-effect fire with matching fire surround and hearth, radiator and central ceiling light. A wooden glazed door gives access to the kitchen.

Kitchen (9' x 10' 6")

The basic kitchen, in need of refurbishment, benefits from a double glazed UPVC glazed door giving access to the rear garden with views to Melville's Monument and a double glazed UPVC window gives further light to the room. Doors lead to two large storage cupboards. There is a gas connection and strip light to the ceiling.



Upper Landing (5' 2" X 7' 8")

The bright landing benefits from a double glazed UPVC window overlooking the front of the property, a shelved storage cupboard, a hatch leading to the loft area, central ceiling light and smoke alarm. Doors lead to the two bedrooms and bathroom.



Bedroom 1 (11' 11" X 10' 11")

This bright double room with south facing double glazed UPVC window, with hopper, overlooking the entrance to the property benefits from a radiator and central ceiling light.

Shower Room (7' 8" X 5' 2")

The tiled shower room is currently fitted with a pale grey 'shell' toilet bowl with matching hand basin and pedestal, a wheel-in/walk-in disabled access shower stall with waist high screen with rail and shower curtain, an electric 'Mira – Advance Thermostatic – ATL' shower, electric wall heater, radiator, and a light fitting to the ceiling.

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

This large bright double bedroom benefits from a double glazed UPVC window overlooking the rear of the property with views to Melville's Monument and the surrounding mountains, built-in wardrobe space, radiator and a central ceiling light.

Garden Areas

The large corner plot enclosed garden makes for a safe area for both children and pets. The rear garden has a brick built outbuilding for storage and an area for drying clothes.

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:

Mavor & Company
Unit C, The Daks Building
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.

Property Misdescription Act Information

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All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Mavor & Company

M: 07984 388300

T: 01506 870204