



27 DRUMMOND STREET

Comrie, Perthshire, PH6 2DS



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A charismatic 18th Century house, which has been tastefully adapted and renovated to afford comfortable modern living, within a charming period setting.

Accommodation

Ground Floor

Hall, Sitting Room, Kitchen/Dining Room, Utility Room, and WC.

First Floor

Principal Bedroom with en-suite Shower Room, Bedroom 2, and Family Bathroom.

Attic Level

Two further Bedrooms (one currently utilised as a Study).

Exterior

Extensive private garden with spacious lawn, decked terrace, and two garden sheds.





Situation

Comrie stands at the meetings of Glens Lednock and Artney with the Scottish Highlands rising to the north. The conservation village has an active community and a vibrant centre, with an eclectic mix selection of independent shops, cafés, and local amenities. The Royal Hotel is a popular dining and social destination and, in addition to a Cricket Club, the village has one of Scotland's most scenic nine-hole golf courses. There is also salmon fishing on the River Earn which flows through the village.

The village has a well-regarded primary school and there is secondary education at Crieff High School. Perthshire is also renowned for hosting many of Scotland's leading independent schools. Ardvreck Preparatory School and Morrison's Academy are close by, in nearby Crieff, and Glenalmond College and Strathallan School are within daily reach.

The surrounding countryside is characterised by the established landscape of some of Scotland's most notable landed estates including Drummond Castle with its Royal Forest of Glen Artney and nearby Aberuchill Castle. It hosts a great many scenic walking and cycling routes, as well as outdoor opportunities. For keen golfers, there are two 18-hole golf courses at Crieff and the acclaimed championship courses of the Gleneagles Hotel Resort are about 15 miles to the south-east. Nearby, Loch Earn is well-known for water sports.

The A85 (T) passes through Comrie and is the principal route connecting Perth and the east with Crianlarich and Oban in the west. The A9(T) can be accessed at Greenloaning and provides dual carriageway links to both Perth and Stirling, with the motorway network to Central Scotland beyond leading to both Edinburgh and Glasgow.

There are also rail connections at Dunblane to Edinburgh and Glasgow, as well as Dundee and Aberdeen in the north. The city centres of Edinburgh and Glasgow are approximately 62 and 50 miles away respectively by road.

General Description

27 Drummond Street is an enamouring, semi-detached house, believed to date to the late 18th Century, which has been thoughtfully upgraded for modern living and decorated to accentuate its heritage charm. Instilled with all the character of a country cottage, yet within walking distance of Comrie's vibrant village centre, it is a C-Listed home offering deceptively spacious accommodation with an abundance of atmosphere. Amongst its many attributes, it features a lounge with a wood-burning stove and a generous private garden to the rear, with views to the scenic hills beyond the village.

Internally, the two-storey cottage has been thoughtfully adapted by successive generations for contemporary comfort. Notably, the attic rooms have been successfully converted to provide two additional bedrooms, featuring views towards the hills, and the principal bedrooms now benefits from an en-suite shower room. The interior is immaculately presented with well-coordinated decorative finishes including quality oak-effect flooring, neutral carpeting, and a palette of soft, muted paint shades. Painted ceiling beams impress a sense of the house's heritage. To the front of the house, the windows have been augmented with secondary glazing, while to the rear there are timber casement double glazed windows.

The handsome façade of 27 Drummond Street evokes quintessential period charm, with sash and case windows balanced around the main door and a traditional pitched slate roof.

Beyond the threshold, the front door opens into a welcoming entrance hall which is smartly presented with oak-effect, laminate flooring and has a practical storage alcove appointed with traditional coat pegs. A window on the first-floor landing floods natural light down into the space via the stairwell.

The spacious and atmospheric sitting room is lent character by ceiling beams and finished with quality oak-effect laminate flooring, feature wallpaper, and timeless wall sconces. A statement ESSE wood burning stove provides an attractive focal point to the room and there is a traditional press cupboard.

The stylish, country kitchen/dining room is ideal for both comfortable day-to-day living and entertaining, when occasion demands, with ample room for a full dining suite. It is fitted with modern, farmhouse-style wall and floor units, accented by durable wood effect worksurfaces, mosaic tiled splashbacks, and white oak effect laminate flooring, and has room for additional free-standing cabinets. The kitchen is equipped with a Bosch dishwasher and an integral Hotpoint oven/grill and a four-ring gas hob, set beneath a Hotpoint extractor fan. There is space for a free-standing fridge/freezer and there is a one-and-a-half basin sink, complete with a draining board with a swan neck mixer tap, positioned beneath a window to the rear of the house.

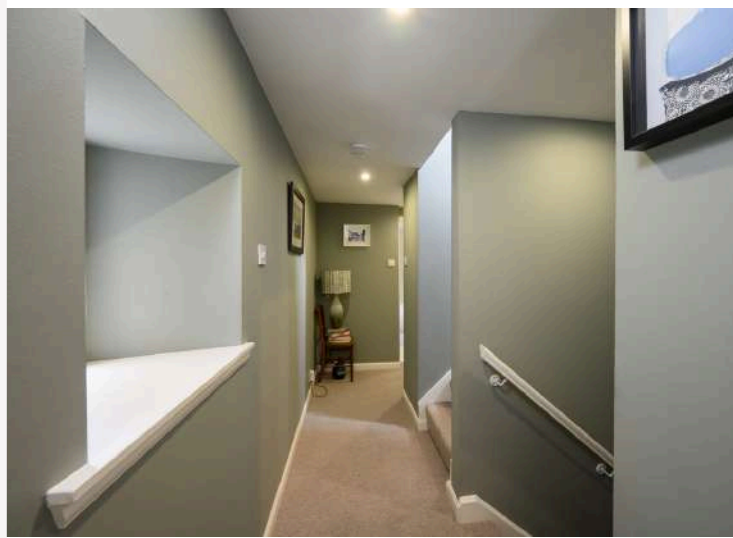


The neighbouring utility room has an exterior door to the rear of the property, where a passage leads out to the garden. It houses the Worcester combi boiler and has space for a washing machine/tumble dryer. The utility room also provides access to a neat WC, complete with a wash hand basin.

On the first floor, the principal bedroom is generously proportioned and is accompanied by a well-appointed en-suite, finished with blonde, limestone effect floor tiling, a shower cubicle with classic wall tiling, a wash hand basin set on a vanity cabinet, and a WC. The second bedroom has its own character with charming wall-panelling and features a deep storage cupboard, utilised as a wardrobe. The family bathroom is neatly presented with limestone effect floor tiling complimented by metro wall tiling and has a bath with an overhead shower, a pedestal wash hand basin, and a WC.

The attic level at 27 Drummond Street has been cleverly converted to provide two further bedrooms, accessed from a light-filled landing. Both rooms are combed yet comfortable and feature ceiling windows to the front and the rear of the property, which frame delightful views to the distant hills. The larger room is utilised as a double bedroom, while the smaller bedroom is currently utilised as a home office/study.

The garden at 27 Drummond Street is of a size rarely found with properties in the centre of a village, stretching over 30 meters in length. The remarkably private space is something of a sheltered haven, bounded by a combination of tall timber fencing and mixed hedging. It features a sweeping lawn, which is ideal for all manner of garden sports, and a spacious decked terrace, which is the ideal spot for alfresco dining and entertaining. It also has two timber sheds, positioned at either end. The garden is accessed from a pend running along the rear of the house, which can be reached directly from the house by the utility room, or via a pedestrian gate off Pudding Lane.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH.

Tel: 0131 220 4160. .

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH6 2DS.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Gas, Electricity, and Drainage.

Burdens

Council Tax Band - E



EPC Rating Band D

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

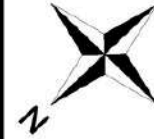
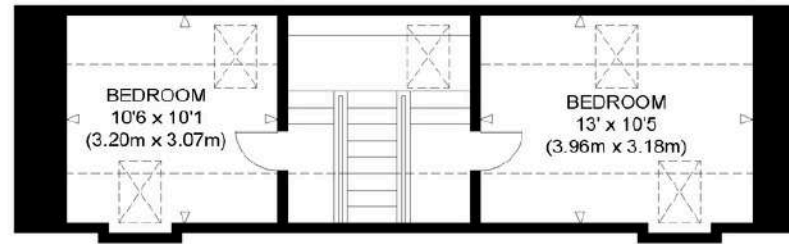
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

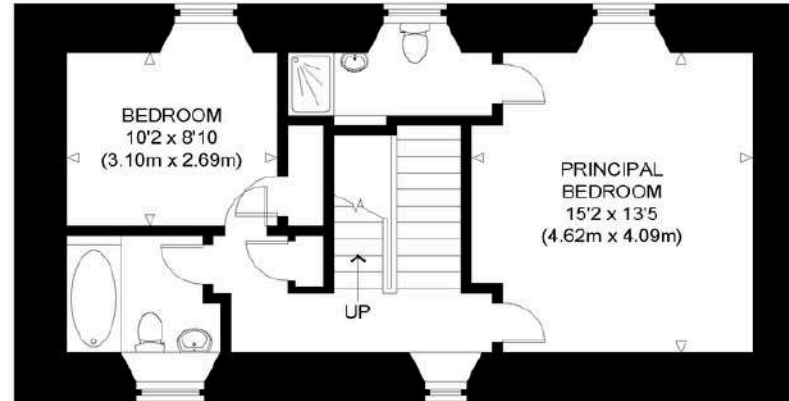
Important Notice

Rettie & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary

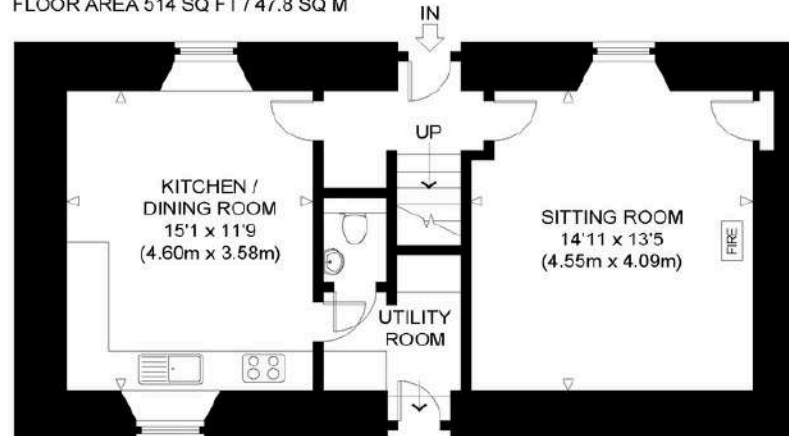




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 347 SQ FT / 32.3 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ FT / 47.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ FT / 47.8 SQ M

DRUMMOND STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1375 SQ FT / 127.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.