

Glenbuckie House, Comrie, Perthshire, PH6 2DX



Guide Price £700,000.

Prestigious Detached Villa in an idyllic setting. A rare opportunity to acquire one of the finest houses in Scotland in the award winning village of Comrie. Set in grounds extending to approximately an acre (0.4 hectare), the stone-built house built around 1880 contains many original features and has been maintained to a high standard. Gas central heating. Alarm system. Grounds bordering on the River Lednock. The property benefits from mains connections to water, electricity, drainage, telephone. And security system with gas central heating throughout the property. Secondary glazing is fitted to the ground floor only. Cat 5 Network to all principle rooms. The Property is fully furnished and let for holidays productively with a good income in 2014 of over £40,000.

Front Entrance

The front door leads into a tiled entrance vestibule and from there stained glass panelled doors gives access to the Hall

Hall -19'6" (6.18m) x 15'4" (4.80m)

The spacious T-shaped hall provides access to all principal rooms

Ground Floor

Drawing room -21' (6.39m) x 16'10" (5.13m)

This imposing room has large bay windows to the east and north overlooking the gardens and lawns. Particular features are the period marble coal fireplace and ornate cornice.

Dining Room -13'5" (4.08m) x 12'1" (3.69m)

Accessed from the main hall the dining room features ornate cornice work. The dining room can accommodate up to twelve people comfortably.

Library - 14'0" (4.28m) x 13'11" (4.0m)

With windows facing to the south and east this room provides pleasant views over the garden and features a natural coal fire, solid wood flooring.

Cloakroom -8'2" (2.50m) x 6'6" (2.00m)

Situated off the main hall contains a WC with wash hand basin.

Kitchen -13'5" (4.11m) x 12'0" (3.66m)

A large window facing south overlooks the lawn and gardens and comes completely fitted with a gas hob and electric oven/grill, Dishwasher

Utility Room -12'11" (3.95m) x 8'8" (2.65m)

Accessed from the kitchen and external access to the west side of the property contains two Belfast sinks, washing machine and separate tumble dryer, large fridge and freezer and drying pulley. Central heating boiler.

Study -9'2" (2.8m) x 8'11" (2.73m)

This is approached by a secondary staircase off the main hall and apart from the usual furnishing has a fitted bookcase Due to its situation it is an ideal workplace providing complete privacy.

First Floor

The accommodation is approached by a traditional wide period staircase providing:-

Master Bedroom -21'4" (6.75m) x 17'2" (5.02m)

The master bedroom has large windows overlooking the gardens featuring a king size bed, En suite is a white tiled bathroom comprising bath, shower, and WC and wash hand basin.

Bedroom Two -14'0" (4.28m) x 14'0" (4.28m)

Comprises a twin bedroom with windows to the south and east, en suite white tiled bathroom complete with bath, shower, and WC and wash hand basin.

Bedroom Three -13'4" (4.08m) x 12' (3.67m)

Comprises a twin bedroom with south facing windows overlooking the gardens and has a separate shower room comprising WC, wash hand basin vanity unit and shower located on the half landing.

Bedroom Four - 12'4" (3.75m) x 12'2" (3.71m)

Comprises a double room featuring a king size bed with a north facing window overlooking the front garden with en suite white tiled bathroom comprising bath, shower, WC and wash hand basin.

Second Floor

Bedroom Five - 12'7" (3.95m) x 10'4" (3.20m)

Comprises a queen size bed with east facing window and south facing Velux windows with views over the garden

Attic Room 1 (Currently used as a Bedroom) -12'0" (3.70m) x 8'7" (2.62m)

Comprises a single bed, stripped wooden floor (please note ceiling height restrictive 5'6" (1.70m).

Attic Room 2 (Currently used as a Bedroom)-15'2" (3.95m) x 10'4" (3.20m)

Comprises a single bed, stripped wooden floor (please note ceiling height restrictive 5'6" (1.70m)

A walk in wardrobe containing ample hanging space with wooden shelves serves the rooms on this floor.

Bathroom -15'2" (3.95m) x 10'4" (3.20m)

Large white tiled family bathroom comprising bath, shower, WC and wash hand basin.

The Garden:

The mature gardens provide complete seclusion and are a special feature of Glenbuckie. The grassed area incorporates a tennis court and croquet lawn. There are numerous attractive and interesting trees and shrubs with paved areas and woodland attractive borders and paths and a greenhouse. The garden borders on the east to the River Lednock.

Local Activities:-

There is salmon and trout fishing on the River Earn and brown trout on local Lochs and nearby Lochearnhead. Shooting and Stalking in season on local Estates can be arranged subject to notice and availability.

Golf:-

Comrie has its own 9 hole golf course and there are numerous other golf courses at Muthill, Crieff, St. Fillans and Gleneagles only a short drive away.

Images available on the Agents Website

All Sizes Quoted are Approximate

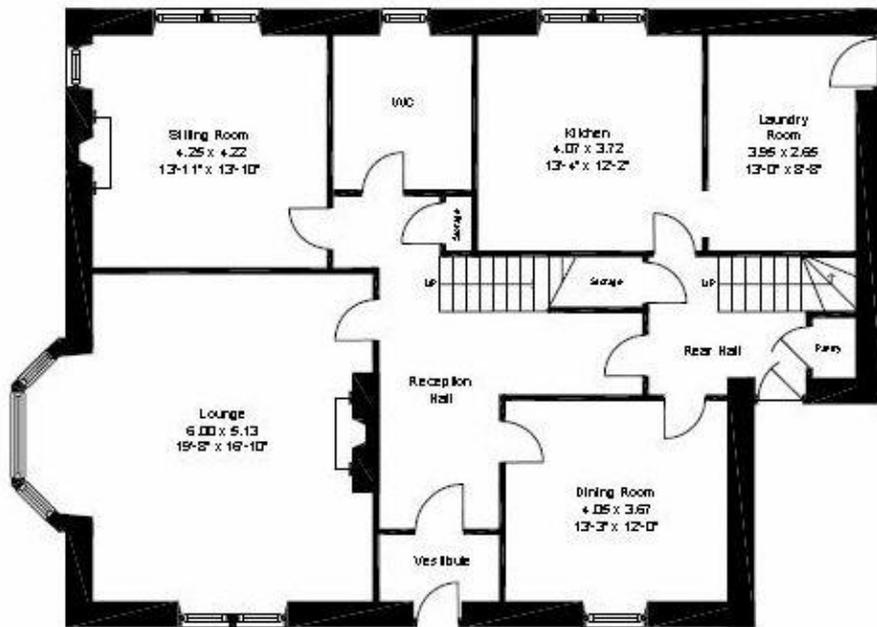
Services

Mains Water, electricity, Drainage and Gas

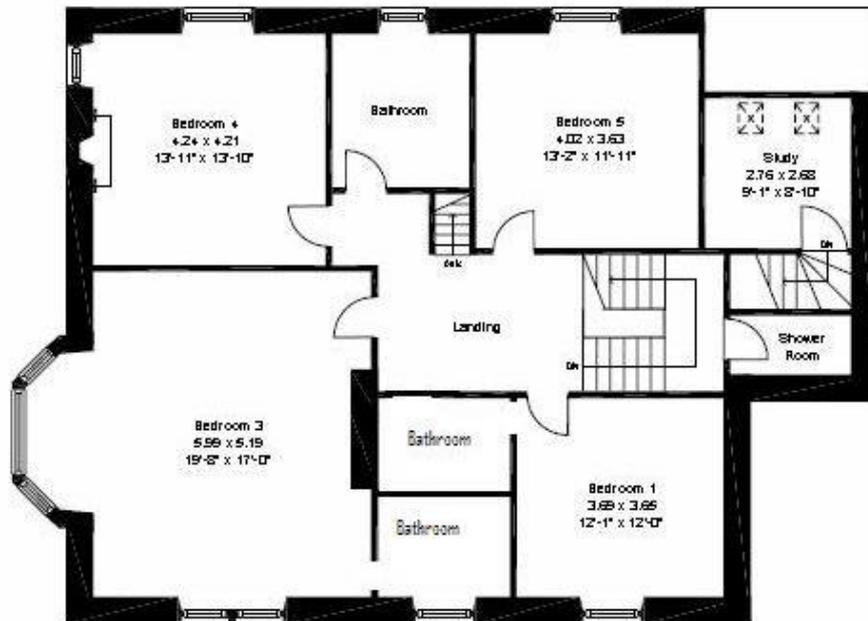
Council Tax Band

Currently rated for small Business, Historical Residential banding G

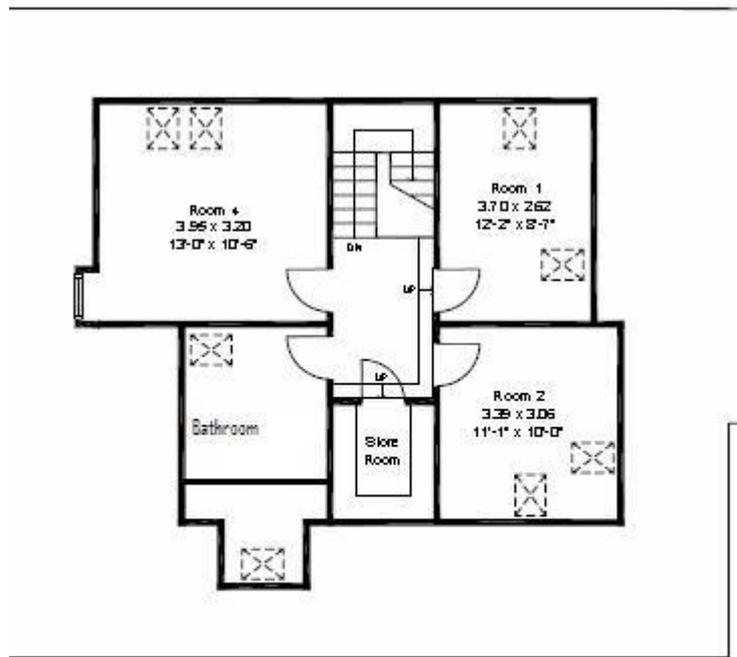
Floorplans



Ground Floor



First Floor



Second Floor

Viewing

Strictly by appointment through the selling agents Lawers Estate Company Limited

Please contact

or

Visit the website.

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