



23 STRATHVIEW PLACE  
COMRIE, PERTSHIRE, PH6 2HG

IrvingGeddes  
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## 23 STRATHVIEW PLACE, COMRIE, PH6 2HG

Irving Geddes are delighted to offer for sale this three bedroom detached bungalow located within a most popular residential area of the sought-after Perthshire village of Comrie. The well proportioned layout comprises; Hallway, large Lounge with double glazed patio doors leading to a Conservatory, fully fitted Kitchen. There is a Shower Room & three Double Bedrooms.

Externally, the front has a gravel garden with mature planting/shrubbery & tarmac drive leading to a single detached garage with front & side door access & power/light. The rear has an area of lawn, again with mature planting and shrubbery, boasting lovely views to the surrounding countryside. Warmed by gas central heating & double glazed throughout. An attractive bungalow requiring some modernisation, enjoying a prime location within easy reach of the Medical centre and in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

**Energy Performance** Rated 'D' **Council Tax** Band 'D'

**Video Tour** <https://my.matterport.com/show/?m=5NJKhWm3Xem>

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

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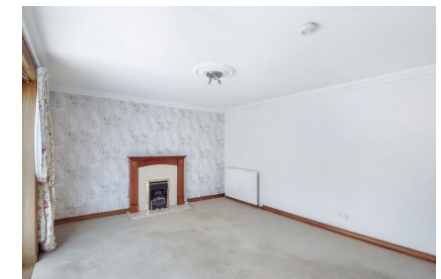
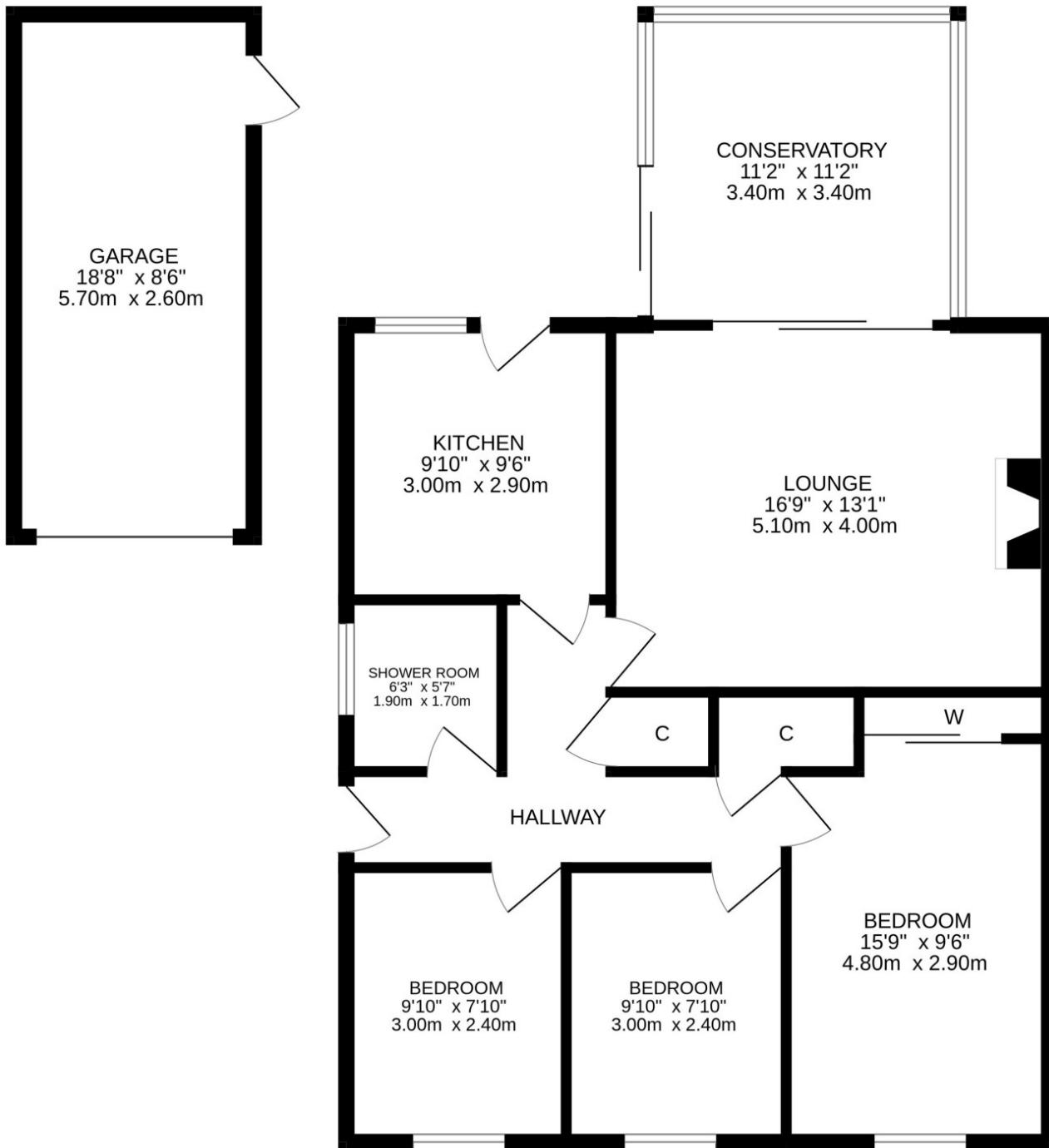












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722