



45 TAY AVENUE  
COMRIE, PERTSHIRE, PH6 2PF

Irving **Geddes**  
W.S. • Solicitors • Estate Agents

## 45 TAY AVENUE, COMRIE, PERTSHIRE, PH6 2PF

Irving Geddes are delighted to offer for sale this very well presented three bedroom modern detached bungalow enjoying a corner plot, located within a popular residential area of the sought-after Perthshire village of Comrie. A well proportioned layout comprising an ENTRANCE VESTIBULE, HALL with large storage cupboard and attic hatch, large dual aspect LOUNGE with DINING AREA at rear, FITTED KITCHEN with external door, THREE BEDROOMS, two with built-in wardrobes and the master with EN-SUITE SHOWER ROOM, and FAMILY BATHROOM. The property is warmed by gas central heating, double-glazed throughout and benefits from solid wood flooring and oak doors.

The front has an area of gravel and lawn, with a paved driveway leading to a detached single garage with side pedestrian door. The fully-enclosed rear enjoys sun throughout the day, & has a large lawn, planted borders, and quality timber shed/workshop.

A quality built home within easy reach of the village centre, presented in true move-in condition & boasting a prime location in one of Perthshire's most sought after villages.

**Energy Performance** Rated 'C'      **Council Tax** Band 'E'

**Video Tour** <https://my.matterport.com/show/?m=5qDA3aDM6Z9>

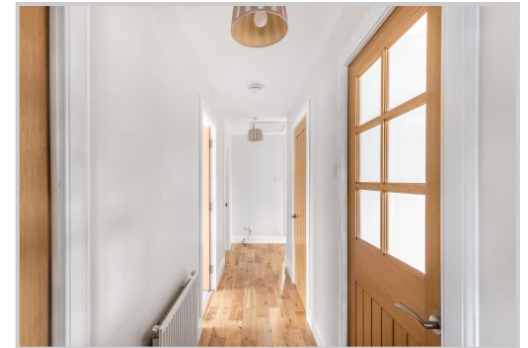
**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

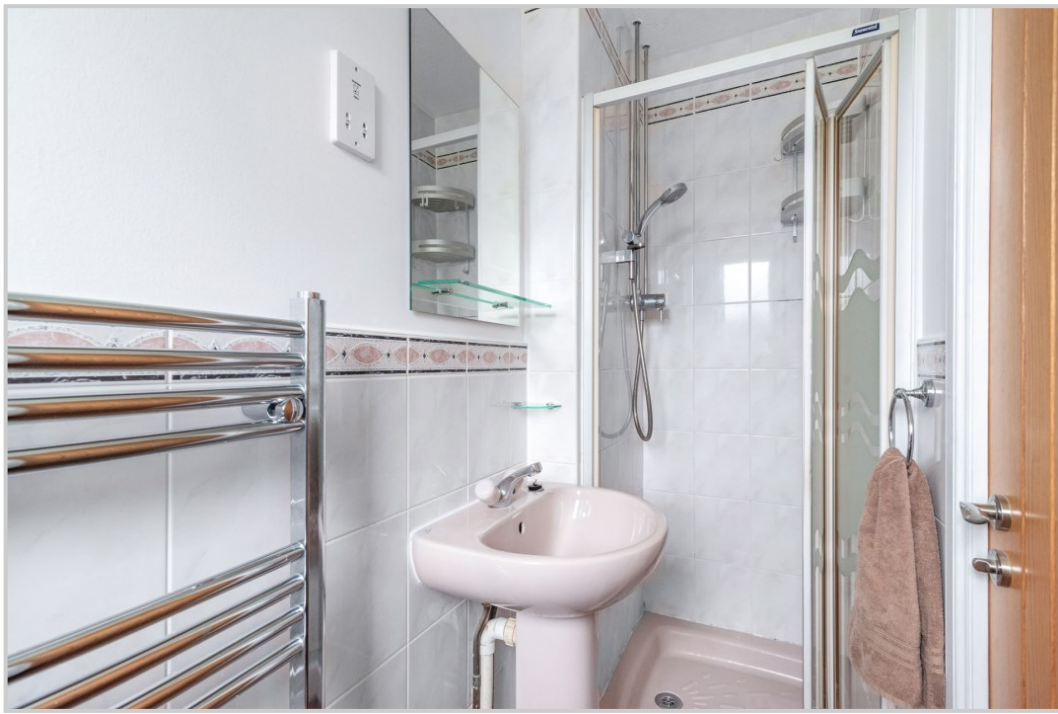
**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a medical centre and dentist. There is Primary schooling within the village and 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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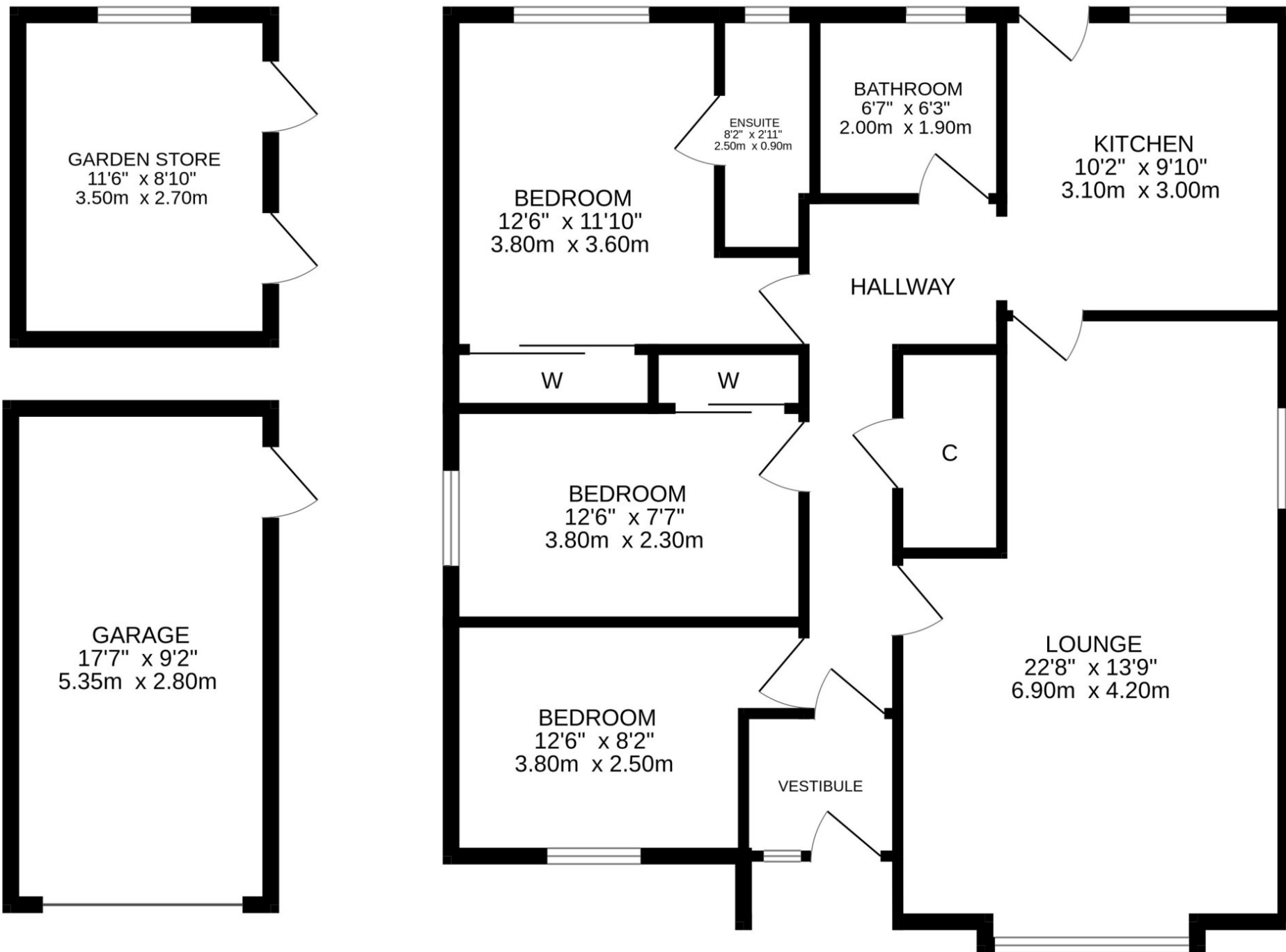












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**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