



8 LOCHAY DRIVE
COMRIE, PERTSHIRE, PH6 2PE

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

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Irving Geddes are delighted to offer for sale this attractive three bedroom detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. The property enjoys a private position within a quiet cul-de-sac. A well proportioned layout comprising; ENTRANCE VESTIBULE, L-shaped HALLWAY with storage, open plan LIVING ROOM with DINING AREA, FITTED KITCHEN with ample wall/base units with fridge freezer/washing machine/dishwasher/hob/double oven with grill and door leading to rear garden, THREE DOUBLE BEDROOMS with fitted wardrobes and SHOWER ROOM.

Exterior; The property boasts low maintenance mature landscaped gardens, the front is laid to lawn, continuing round the side of the house. A paved drive, providing generous off-street parking, leads to a single garage with power, light and side courtesy door. The fully enclosed rear garden is laid to lawn with mature flowering shrub borders. Warmed by gas central heating & double glazed throughout. A quality built bungalow within easy reach of the village centre, enjoying a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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

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).



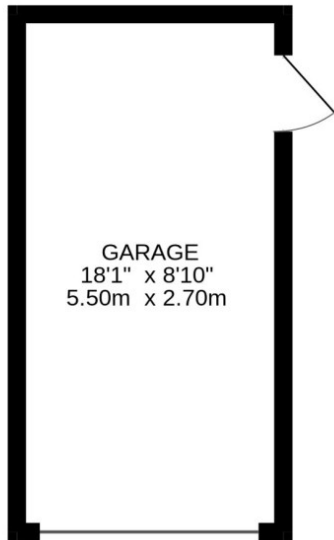






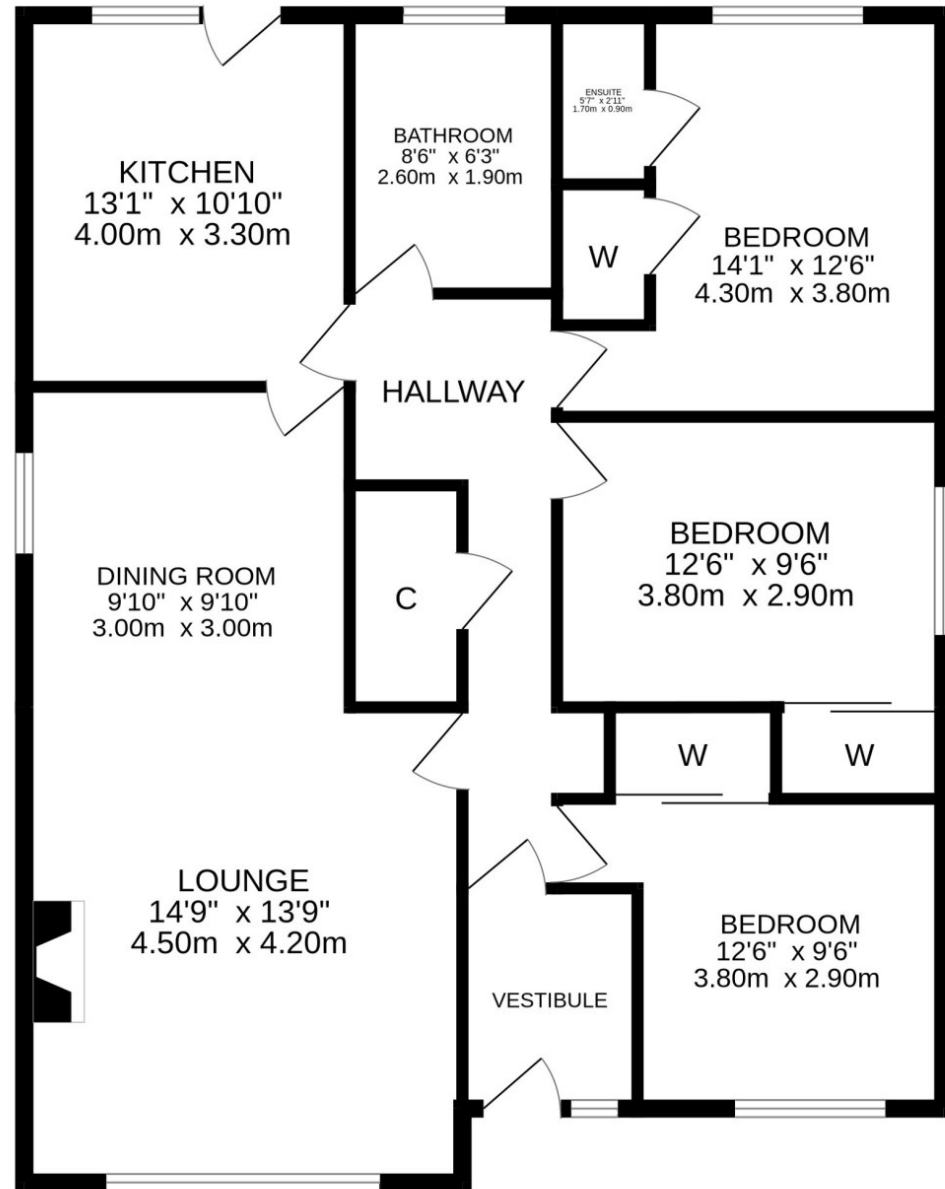






3D Tour:

<https://my.matterport.com/show/?>



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Crieff

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Tel: 01764 670325

Aberfeldy

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