

ALDERSYDE  
BARRACK ROAD, COMRIE, PERTHSHIRE, PH6 2EQ

IrvingGeddes  
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## ALDERSYDE, BARRACK ROAD, COMRIE, PH6 2EQ

We are delighted to offer for sale this spacious, beautifully presented and recently updated 4 bedroom detached bungalow enjoying a most private yet central location in the sought-after Perthshire village of Comrie. Boasting an enviable setting within a small cul-de-sac consisting of only two properties, Aldersyde enjoys well proportioned accommodation comprising; Enclosed PORCH, L-shaped HALLWAY with storage, large LOUNGE with full height windows/patio doors and a stunning feature fireplace, a quality BREAKFASTING KITCHEN open to a DINING ROOM, large UTILITY ROOM with rear door, THREE DOUBLE BEDROOMS (all with built-in wardrobes), SINGLE BEDROOM/STUDY, BATHROOM & SHOWER RM. Warmed by gas-fired central heating & double glazed throughout. New flooring has been laid throughout the hall, lounge, kitchen & dining room, new internal doors fitted and the property fully-decorated.

Attractive landscaped garden grounds surround the property. The front laid to lawn with mature planted borders. The driveway leads to a large single garage with workshop area at the rear, electric door and pedestrian access. Paved pathways lead to the side and rear, where there are further areas of lawn with a variety of mature shrubs & hedge border, a large paved patio and greenhouse.

Aldersyde is a beautiful, individually designed home likely to be a welcome addition to the market. Presented in true move-in condition, enjoying a prime location within one of Perthshire's most sought after villages.

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, restaurants, hotels, 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).































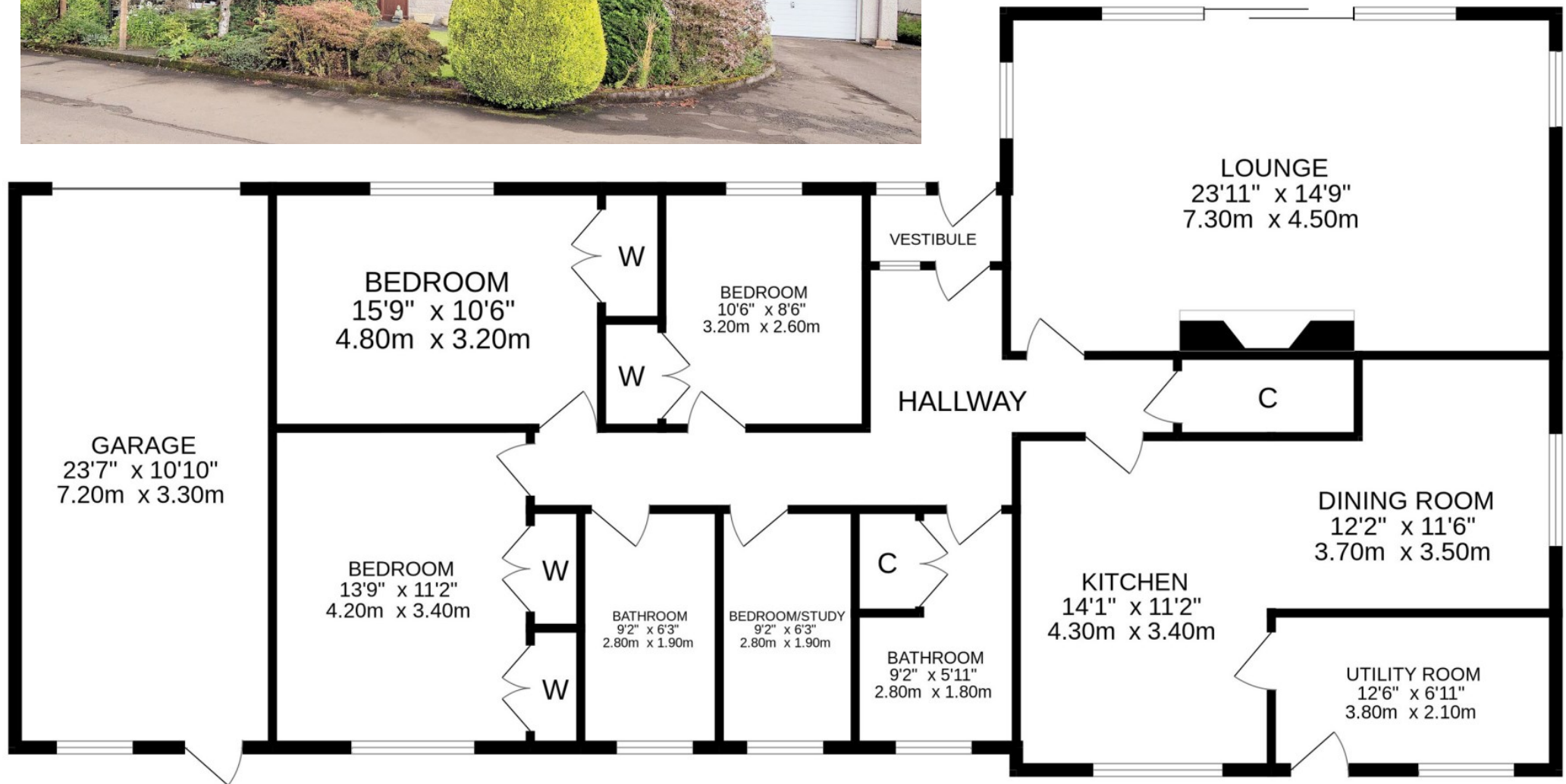
Video Tour

<https://my.matterport.com/show/?m=vz7Gre1TVhE>

Energy Performance Rated 'C' Council Tax Band 'F'

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.



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