



17 EARNMUIR ROAD  
COMRIE, PERTHSHIRE, PH6 2EY





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We are delighted to offer for sale this most attractive detached 3 bed bungalow located within the highly sought after Perthshire village of Comrie. Enjoying an enviable location within a peaceful cul-de-sac, within easy reach of the many amenities available within the village including the nearby medical centre, post office, cafes, supermarket, primary school and excellent road links to Crieff, Perth, Stirling and beyond. Comrie also lies within an area of notable natural beauty and many picturesque walks can be found around the surrounding countryside which include River Earn, Loch Earn and Munros such as Ben Chonzie and Ben Vorlich.

The property has been very well cared for & is presented in true move-in condition. The bright and spacious accommodation comprises; **Entrance Vestibule**, **Hallway** with storage & attic space, **Lounge** with door to fully fitted **Dining Kitchen & Sun Room** with access to the rear garden, three double **Bedrooms** (one en-suite shower room) and family **Bathroom**. The property is warmed by gas central heating and is double glazed throughout.

Externally the property boasts well maintained garden grounds that surround the property with mature planting and beech hedging offering a degree of privacy. The front is laid to lawn with mono bloc driveway and paviour slabs. The garden to the rear has a large decked area with lots of space for a table & chairs, an area of lawn with decorative planting, summer house and timber shed.

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

3D Tour <https://my.matterport.com/show/?m=mhvtSULQHeo>

Viewing by appointment through Irving Geddes W.S. on 01764 670325.





















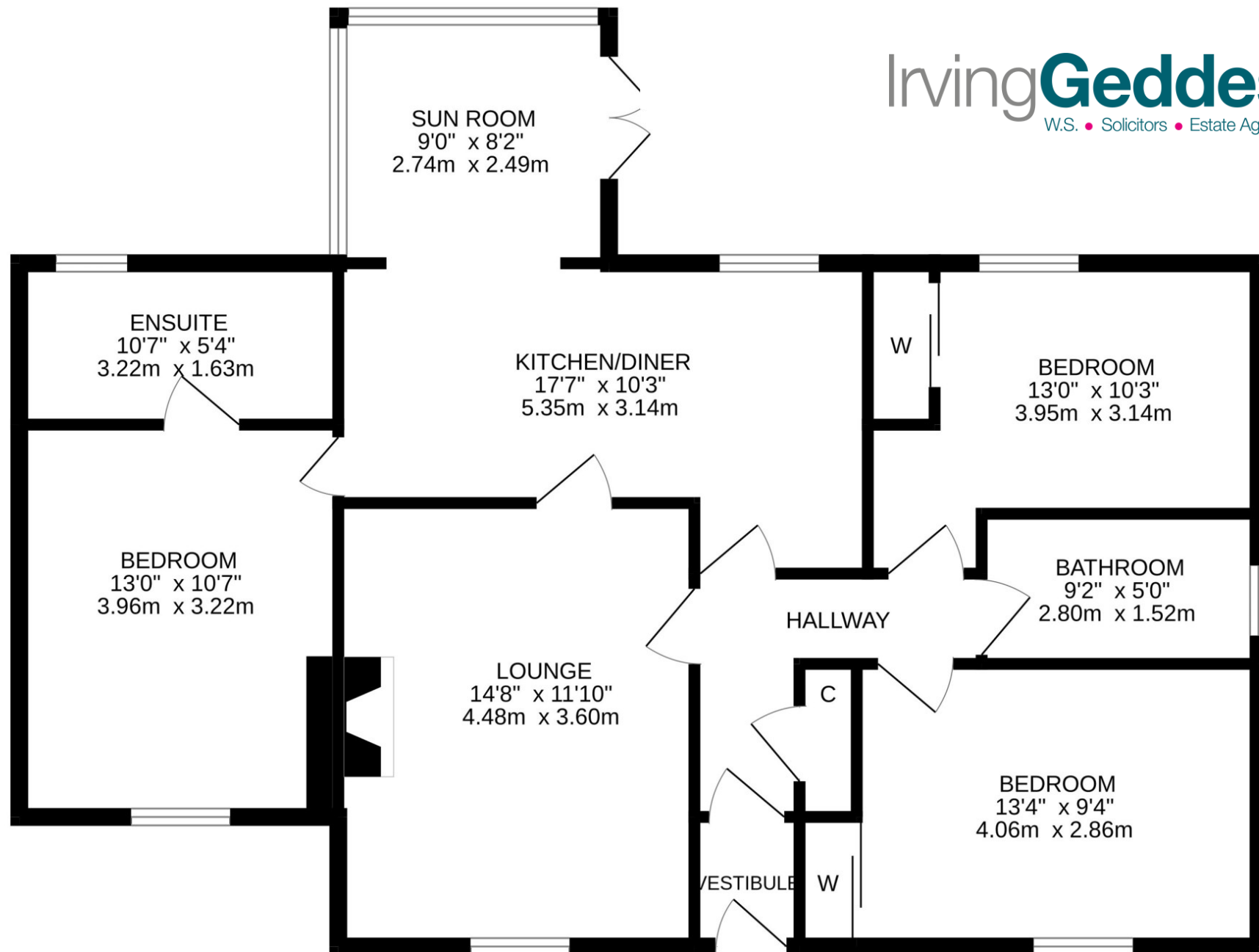






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**Thinking of selling?**  
Call us now for a free valuation for your own property

**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





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