

22 STRATHVIEW PLACE  
COMRIE, PH6 2HG



IrvingGeddes  
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Irving Geddes are delighted to offer for sale this very well presented and upgraded two bedroom detached bungalow enjoying a quiet cul-de-sac location, within a popular residential area in the highly sought after Perthshire conservation village. Freshly decorated, with carpeting and flooring replaced, along with new internal doors, shower room & gas fire/surround in the lounge. A well-proportioned layout, this former three bedroom property comprises; HALLWAY with two large storage cupboards, large LOUNGE with full height window enjoying a most pleasant aspect to the rear with views to distant hills, fitted KITCHEN with door to rear, TWO generous DOUBLE BEDROOMS (one with built-in wardrobes), & modern SHOWER ROOM. The property is warmed by gas-fired central heating and double-glazed throughout.

The property has been reharled and painted externally, & benefits from manageable private gardens. The front is laid to lawn with a widened gravel drive. The large detached single garage measures 5.7m x 2.6m and sits to the rear. The rear is fully enclosed with new timber fencing, laid to lawn with a newly installed paved patio.

An attractive modern bungalow, enjoying a prime location and move-in condition in one of Perthshire's most popular villages. Likely to have broad appeal and early viewing is advised.

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

**Video Tour** <https://my.matterport.com/show/?m=R71T9VuD9ih>

**Viewing** Strictly by appointment through Irving Geddes.

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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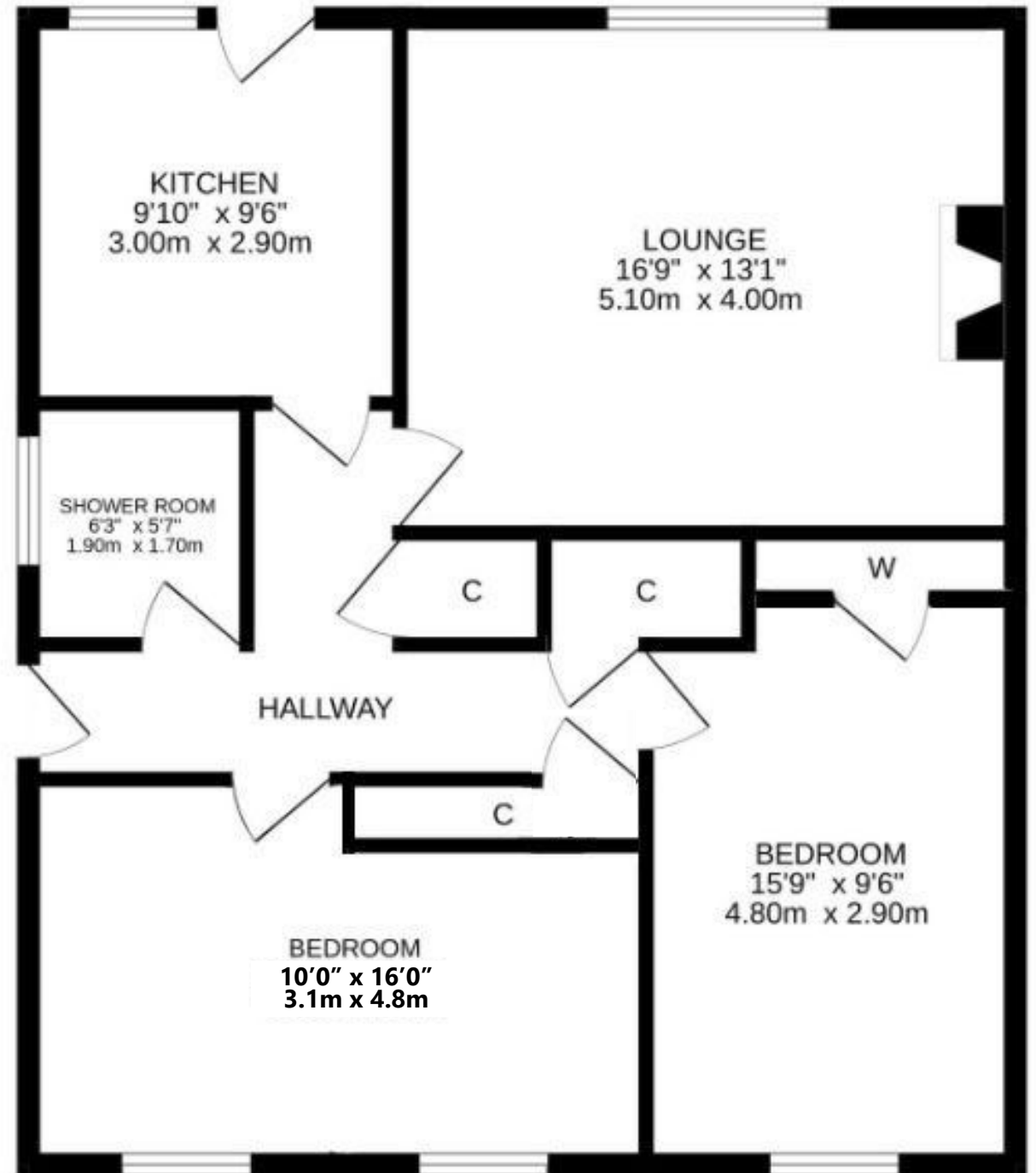












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**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