

1 LAGGAN SQUARE, COMRIE,
PERTHSHIRE, PH6 2EX



LivingGeddes
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We are delighted to offer for sale this two storey semi-detached 2 bed property, located within the sought after Perthshire conservation village of Comrie. Enjoying a central location in a popular residential area, within easy reach of the many amenities available within the village, including post office, cafe, supermarket, primary school and excellent road links to Crieff, Perth, Stirling & beyond. Comrie also lies within an area of notable natural beauty & 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.

Well presented and offered in move-in condition. The bright & spacious accommodation comprises; entrance **hall** with storage, **living room/dining area** with patio doors leading to the rear garden, **fitted kitchen** with door leading to low maintenance garden area. The upper floor comprises; **landing**, **2 bedrooms** with built in cupboards & **Shower Room**. The property is warmed by gas central heating and double glazed throughout.

Externally the property offers low maintenance gardens to the front, side and rear. The front garden is laid to lawn with stone chipped pathway leading to the rear garden which is laid with paviour slabs, area of lawn and patio area, with the addition of a summer house & timber shed. The rear garden offers much privacy and the boundary is formed by timber fencing.

This property is likely to have broad appeal, therefore early viewing is strongly advised.







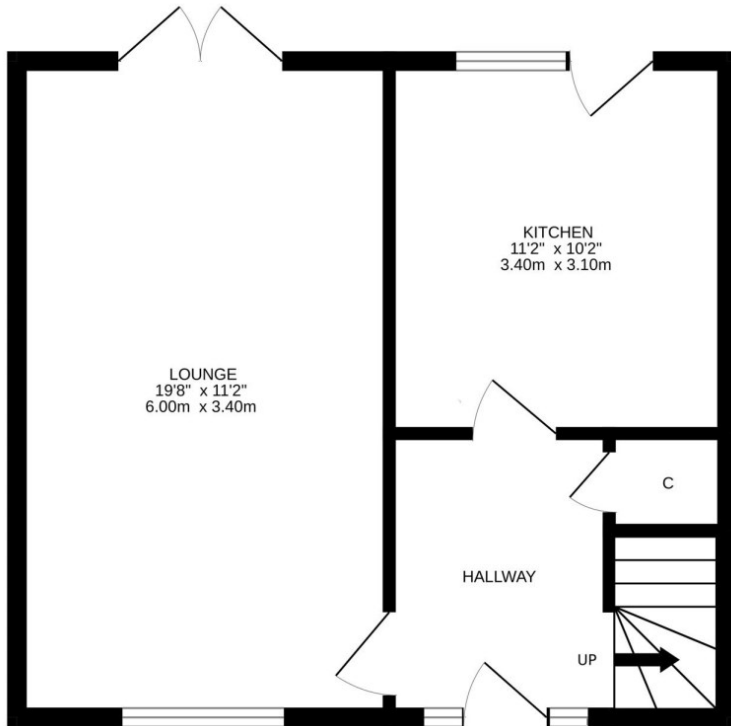




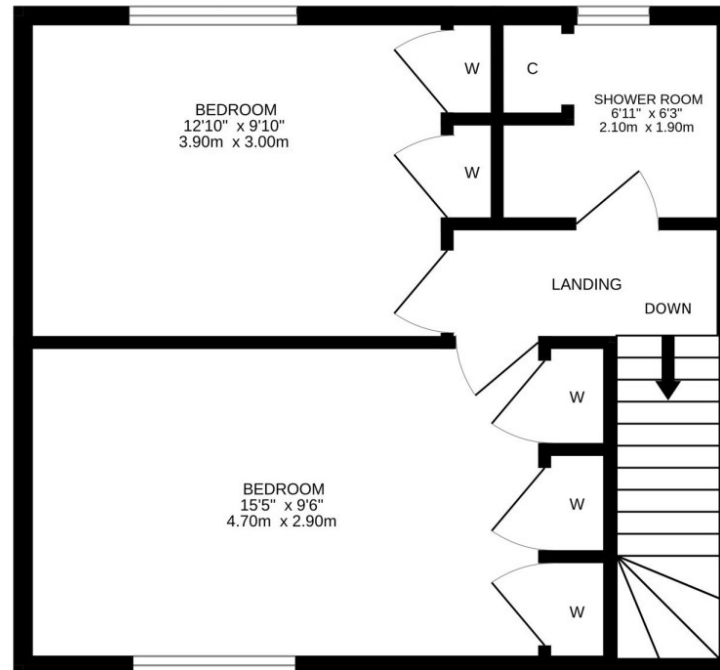


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

GROUND FLOOR



1ST FLOOR



Council Tax Band 'B'

Energy Performance Rated 'C'

3D Tour: <https://my.matterport.com/show/?m=W58va71dc8m>

Viewing by appointment through Irving Geddes on 01764 670325



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