

57 TAY AVENUE
COMRIE, PH6 2PF

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this modern two bedroom detached bungalow set within a popular residential area within the highly sought after Perthshire conservation village of Comrie. Presented in true move-in condition with quality Karndean flooring fitted throughout. The well-proportioned layout comprises; HALLWAY with storage, large LOUNGE with bay window and door leading to the modern fitted KITCHEN, double BEDROOM with French doors leading to the garden, further double BEDROOM with built-in wardrobes, SHOWER ROOM. The property is warmed by gas-fired central heating and double-glazed throughout.

The property benefits from good sized private gardens. The front and side of the property is laid with mono-bloc pavements, providing off-street parking for 3 cars. The fully enclosed south facing rear provides a paved & chipped seating area, raised area of artificial lawn with mature planted borders and hedging.

An attractive modern bungalow, enjoying an great location in one of Perthshire's most popular villages. Likely to have broad appeal and early viewing is advised.

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).

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

Video Tour <https://my.matterport.com/show/?m=2di2MLDMDxR>

Viewing Strictly by appointment through Irving Geddes.

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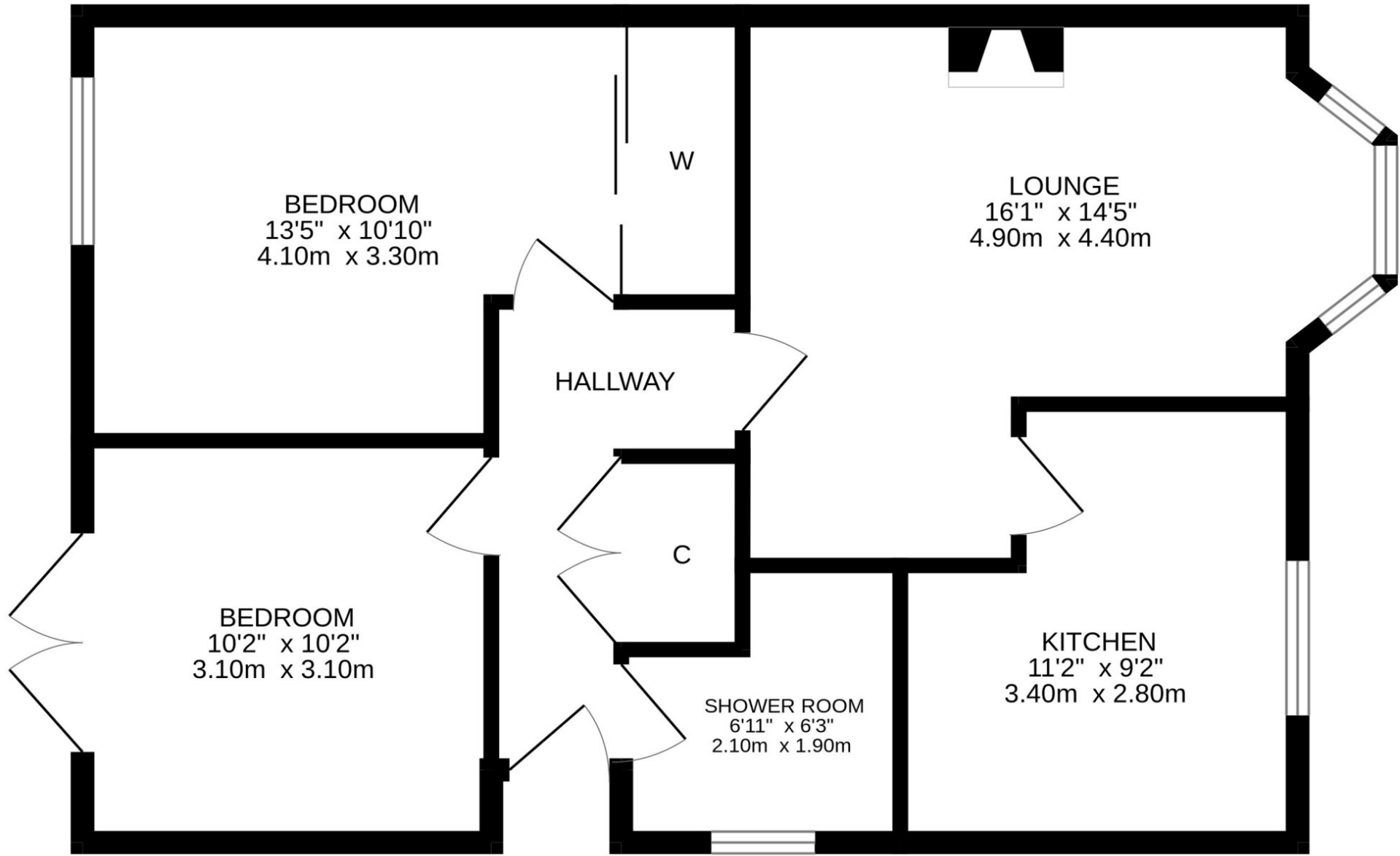
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Crieff
15 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH16 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722