

28 QUEENS ROAD, COMRIE,
PERTSHIRE, PH6 2EF



IrvingGeddes
W.S. • Solicitors • Estate Agents

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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.

This property offers much scope for development & set in a large corner plot. The spacious accommodation comprises; entrance **Hallway** with under stair storage, **Living room/Dining area**, **Kitchen** with storage cupboard & door leading to the side and rear garden areas. The upper floor comprises; **Landing with loft hatch**, **2 double Bedrooms** with built in cupboards & **Bathroom**.

The property is warmed by electric storage heaters and aluminium /PVC frame double glazing throughout.

Externally the garden to the front is laid to lawn with mature planting, paved & chipped driveway to the side. The rear garden is laid to lawn with stone shed and the boundary is formed by timber/post & wire fencing.

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



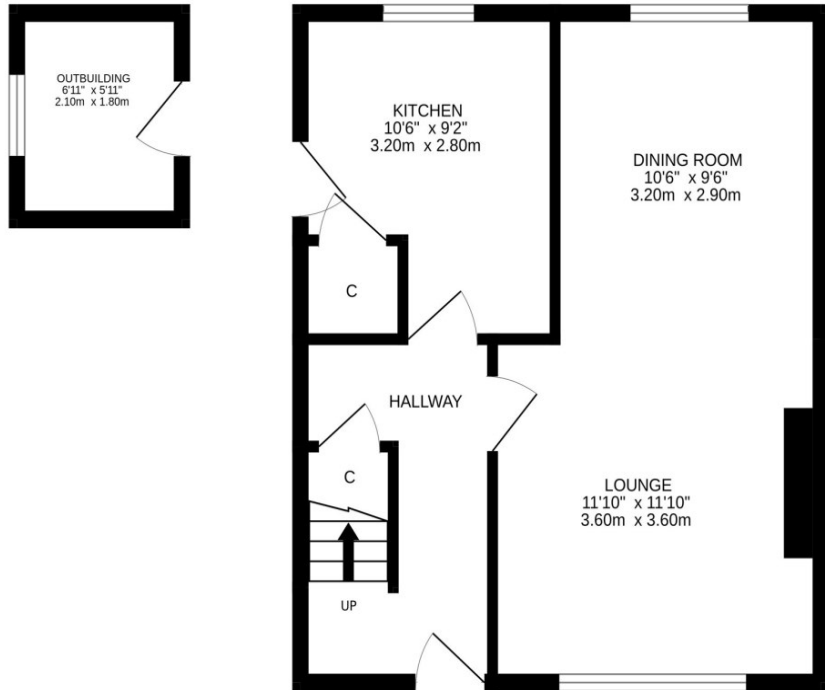




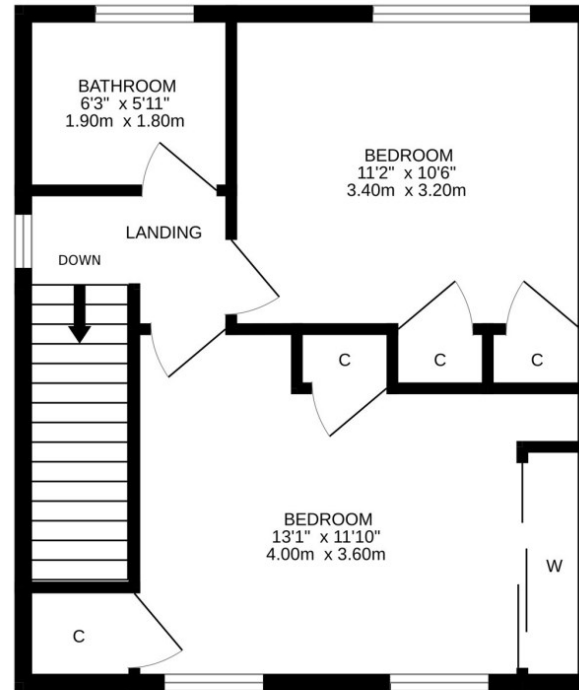




GROUND FLOOR



1ST FLOOR



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

3D Tour: <https://my.matterport.com/show/?m=75SBcX7yNA1>

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