



9 DALGINROSS GARDENS, COMRIE, PH6 2HQ

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Irving Geddes are delighted to offer for sale this spacious two bedroom retirement property enjoying a corner position in a highly sought after development within the beautiful Perthshire conservation village of Comrie. This semi detached bungalow has been updated throughout with accommodation all on one level comprising; VESTIBULE, HALLWAY with storage and attic access, LOUNGE with door to the modern KITCHEN & additional door giving access to the rear patio area, TWO DOUBLE BEDROOMS (both with built-in wardrobes) and WET-ROOM. The grounds are communal, but the property does enjoy a quiet spot in the corner of the development. The front overlooks attractive fully stocked gardens and the rear offers a private patio area with borders being formed by timber fencing. A very well appointed home offered in true move-in Condition. Located in a quiet retirement complex within easy reach of all amenities in a highly desirable Perthshire conservation village.

Further Information A monthly management fee of £110.00 is payable which covers ground maintenance, external painting, roof maintenance, buildings insurance & factoring. An age restriction of 60 years minimum applies in the case of single occupancy or in the case of a two person household, at least one occupant requires to be 60 years or over.

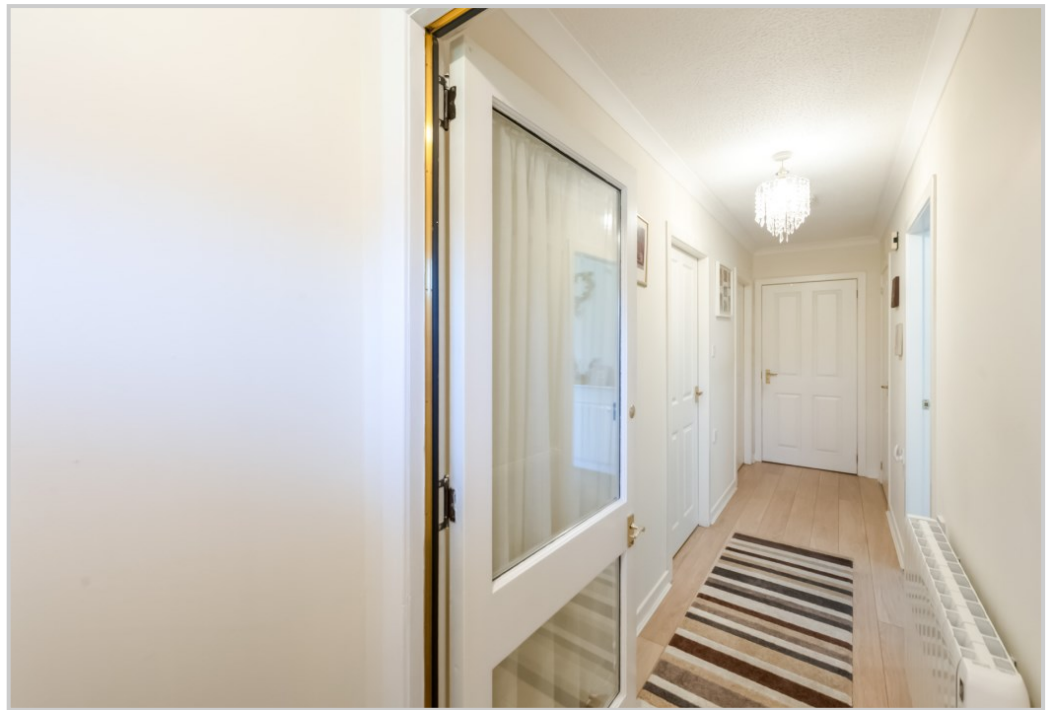
Energy Performance Rated 'D' for efficiency. **Council Tax** Band 'D'

Video Tour <https://my.matterport.com/show/?m=qSjgqKS1uy8>

Viewing; Strictly by appointment through Irving Geddes - 01764 670325.

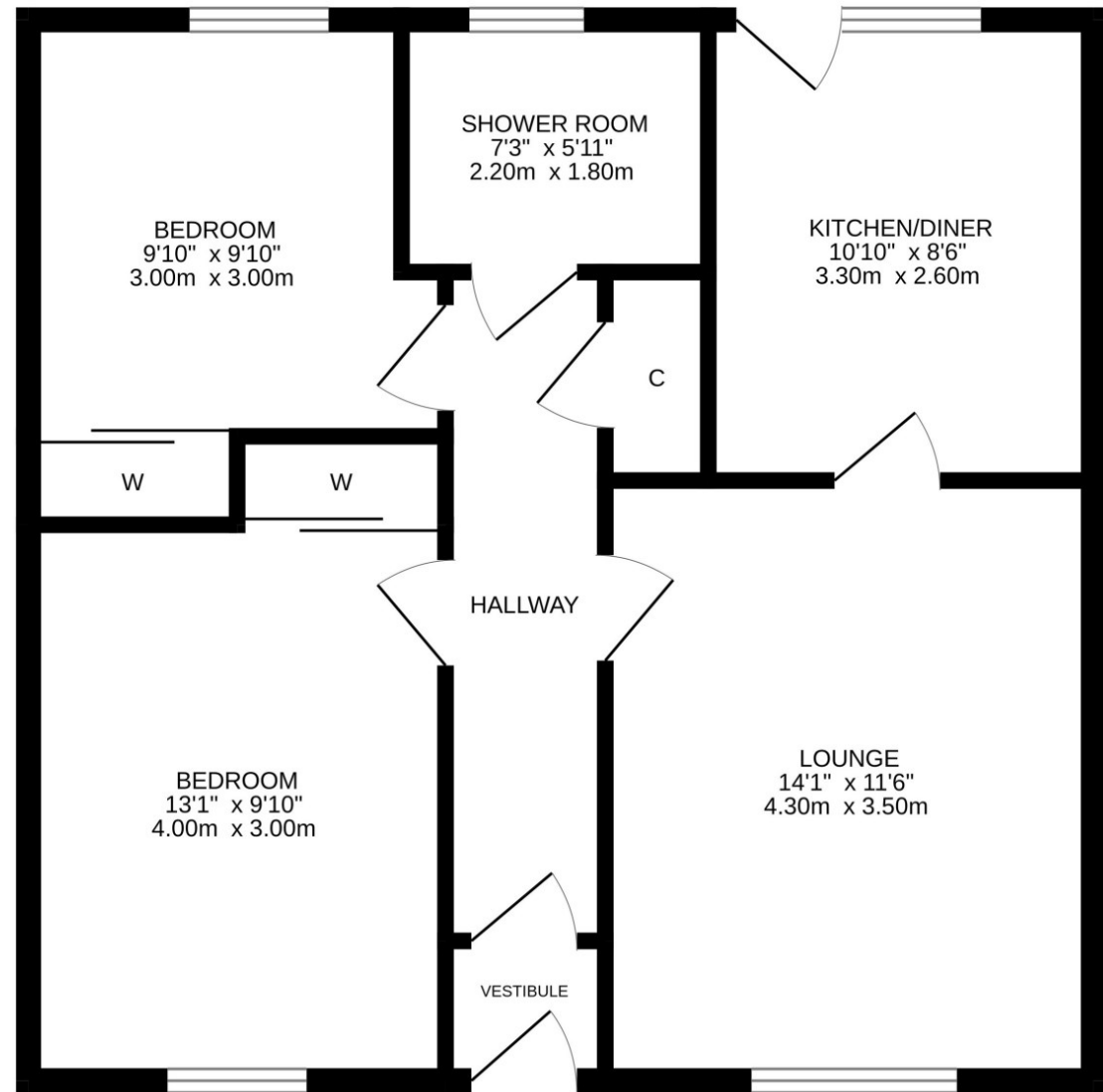
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling in the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village with renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).











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