

10 Langside Drive

Comrie, Perthshire, PH6 2HR

IrvingGeddes
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to offer for sale this spacious four bedroom detached bungalow located within a most popular residential area of the sought-after Perthshire village of Comrie. This property enjoys well proportioned accommodation throughout with the layout comprising; ENTRANCE PORCH, HALLWAY, large LOUNGE open to DINING AREA, fitted KITCHEN (double oven/grill, gas hob, dishwasher, fridge & freezer), REAR HALL , UTILITY ROOM with butler sink and space for a washing machine & tumble dryer, SUNROOM with beautiful open hillside views & patio doors leading to an area of composite decking overlooking the enclosed rear garden. There is a BATHROOM (shower over bath), SHOWER ROOM with WC & FOUR DOUBLE BEDROOMS with built in storage. Two bedrooms face the front & two face the rear.

Externally, the front has a mature planted garden area with mono bloc drive offering extensive parking, and leading to a single attached garage (power/light, work bench, front & rear access). The attractive fully enclosed rear garden has gated access to both sides, with a large composite deck, area of lawn with raised beds, mature planting, summerhouse, 2 garden sheds & log store. The agricultural land to the west of the property forms part of a Scheduled Ancient Monument relating to the remains of an important Roman Fort lying under the soil. As such, no disturbance or building is permitted on the land, thus preserving the open views to the hills to the west.

Warmed by gas central heating & double glazed throughout. An attractive bungalow offering huge potential for someone to place their own design ideas upon. Enjoying a prime location within easy reach of the village and set in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

Energy Performance Rated D (58) **Council Tax** Band 'F'

Video Tour **https://my.matterport.com/show/?m=vRhHTmnvYsq**

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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, hotel, restaurants, medical centre and dentist. There is Primary schooling within the village and both private and public education available within nearby 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) away.

IrvingGeddes
W.S. • Solicitors • Estate Agents





































































































IrvingGeddes
W.S. • Solicitors • Estate Agents







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