

3 SCHOOL ROAD  
COMRIE, PH6 2LZ



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We are delighted to offer for sale this well presented south facing three bed detached bungalow located in a popular and central area of the highly sought after Perthshire conservation village of Comrie. A spacious layout comprising: ENTRANCE PORCH into L-shaped HALLWAY with storage & hatch to floored attic space, LOUNGE with beautiful open aspect views, open plan DINING KITCHEN with door to rear garden, UTILITY ROOM with door to side patio, WET ROOM, BATHROOM and two double BEDROOMS & one single BEDROOM. The property is warmed by gas central heating (recently installed combi-boiler), double glazed throughout. The property was re-roofed approximately 2 years ago.

The property has private gardens to the front and rear. The front garden is laid to lawn with gravel/paviour pathways & mature planting with stunning southerly views towards Melville Monument. The fully enclosed rear garden boasts private patio, timber shed & has an area of lawn bordered by timber fence and hedging with gated side entrance leading to the front. A single garage belonging to the property is located immediately to the right and can be accessed directly from the side gate.

A quality home boasting a prime location in one of Perthshire's most sought after villages.

Energy Performance Rated 'C'      Council Tax Band 'E'

Video Tour <https://my.matterport.com/show/?m=i5kUTSkkDo>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.









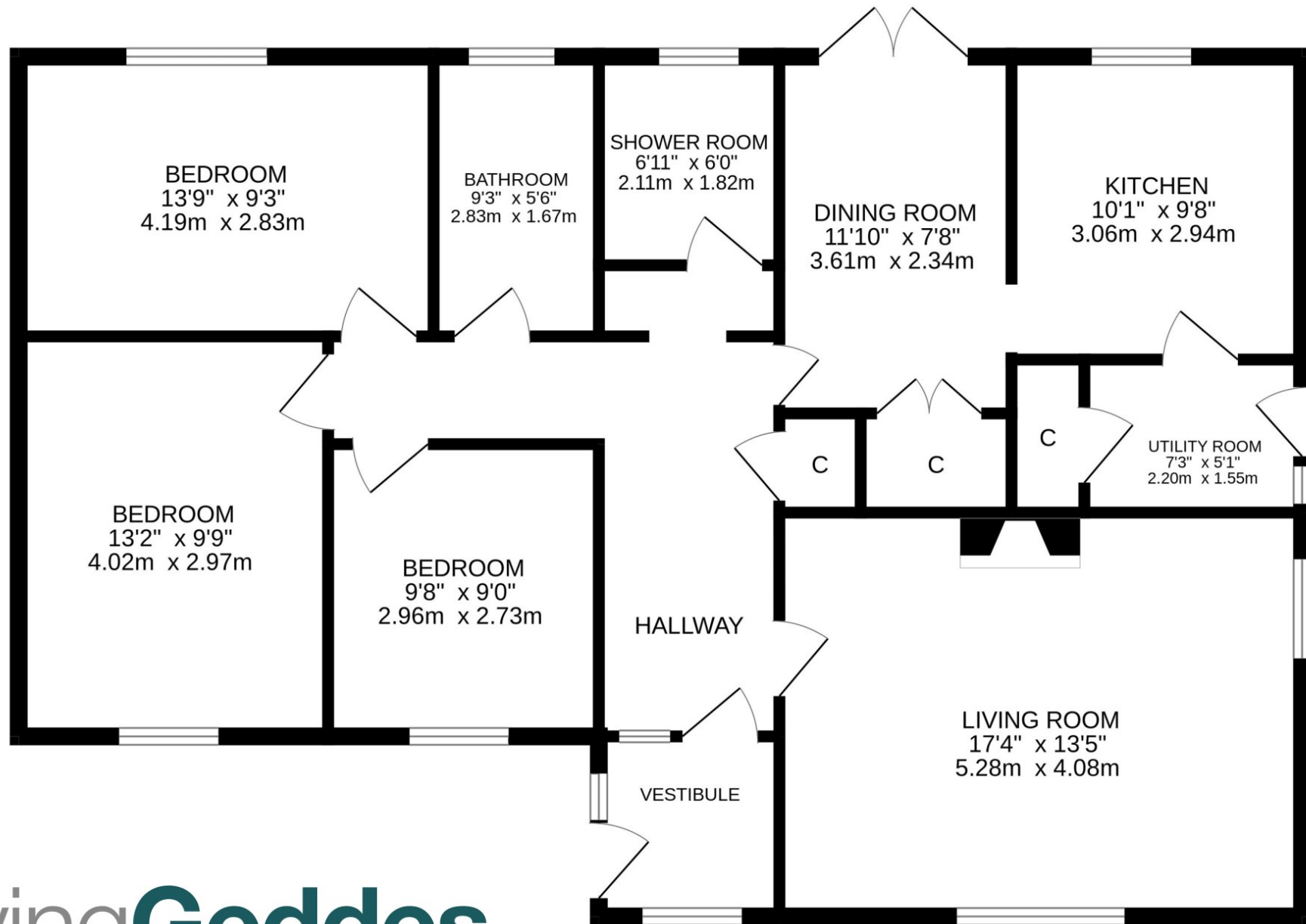












**Irving Geddes**  
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