



13 LOCHAY DRIVE, COMRIE, PH6 2PE

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We are delighted to offer for sale this spacious three bedroom detached bungalow with one bedroom annex extension, enjoying a quiet cul-de-sac location in the highly sought after conservation village of Comrie.

Formally a four bed layout, the spacious accommodation comprises: large VESTIBULE with storage, HALLWAY with further storage, spacious LOUNGE with dining area and access to a fully fitted KITCHEN, UTILITY ROOM with rear door, SHOWER ROOM, & THREE DOUBLE BEDROOMS (with built-in wardrobes). The master (formally 2 bedrooms) is notable in size & has an EN-SUITE BATHROOM. Accessed via the rear garden, the annex extension provides most useful ancillary accommodation, with a BEDROOM/PUBLIC ROOM with storage and patio doors, and BATHROOM. The property is warmed by gas central heating and is double glazed throughout.

The property has private gardens to the front and rear. The front garden is laid to lawn with mature planting, with a paved drive and attached single garage. The fully enclosed rear has a large area of lawn, further mature planting, paved paths & mono-block patio. Please note the current timber fence at the rear will be re-sited following completion of flood defence works (due Spring 2026), resulting in a larger rear garden area.

A quality home with a versatile layout, boasting a private location in one of Perthshire's most sought after villages. Presented in move-in condition but offering scope for modernisation.









REAR ANNEX



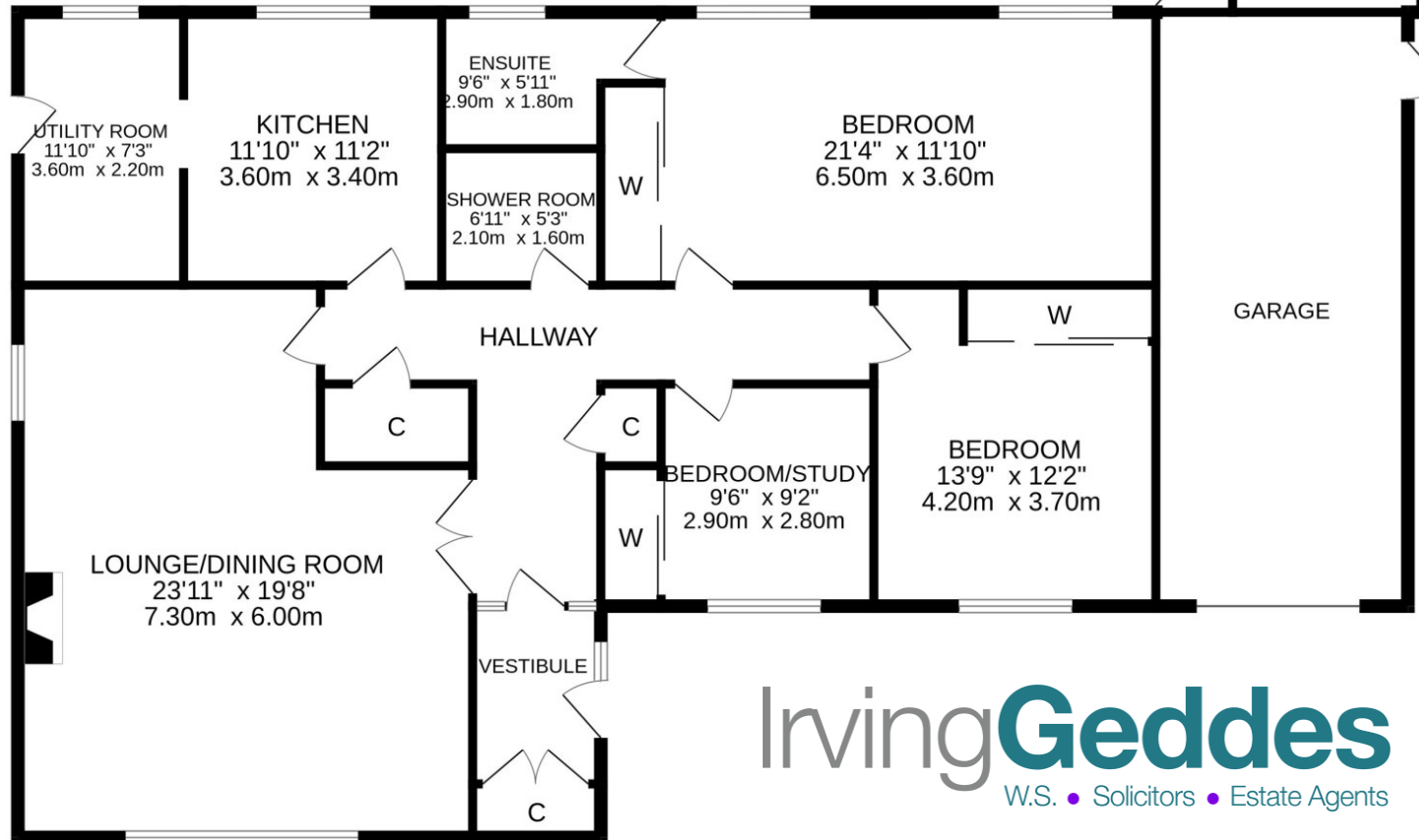
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, & a medical centre and dentist. There is Primary schooling within the village and both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

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

House Tour <https://my.matterport.com/show/?m=2ivsAB1CAt8>

Annex Tour <https://my.matterport.com/show/?m=L4Y7EeHVXSU>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.



IrvingGeddes
W.S. • Solicitors • Estate Agents

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