

8 DALGINROSS GARDENS
COMRIE, PH6 2HQ



IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to offer for sale this modernised 2 bedroom bungalow, enjoying a corner position within a sought after retirement development in the beautiful Perthshire conservation village of Comrie. The layout comprises; VESTIBULE, HALL with storage and attic access, TWO DOUBLE BEDROOMS (both with built-in wardrobes), modern SHOWER ROOM and contemporary KITCHEN. Warmed by electric heating and double glazed throughout. There are well maintained communal grounds, unrestricted residents/visitor parking, a fully-enclosed rear garden laid to paving, with timber sheds (powered). A charming home in true move-in condition, within easy reach of all amenities in a highly desirable Perthshire 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 60yrs min applies for single occupancy or in the case of a two person household, one occupant requires to be 60yrs or over and the other at least 55yrs.

Video Tour <https://my.matterport.com/show/?m=d2oLwgyHGcn>

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

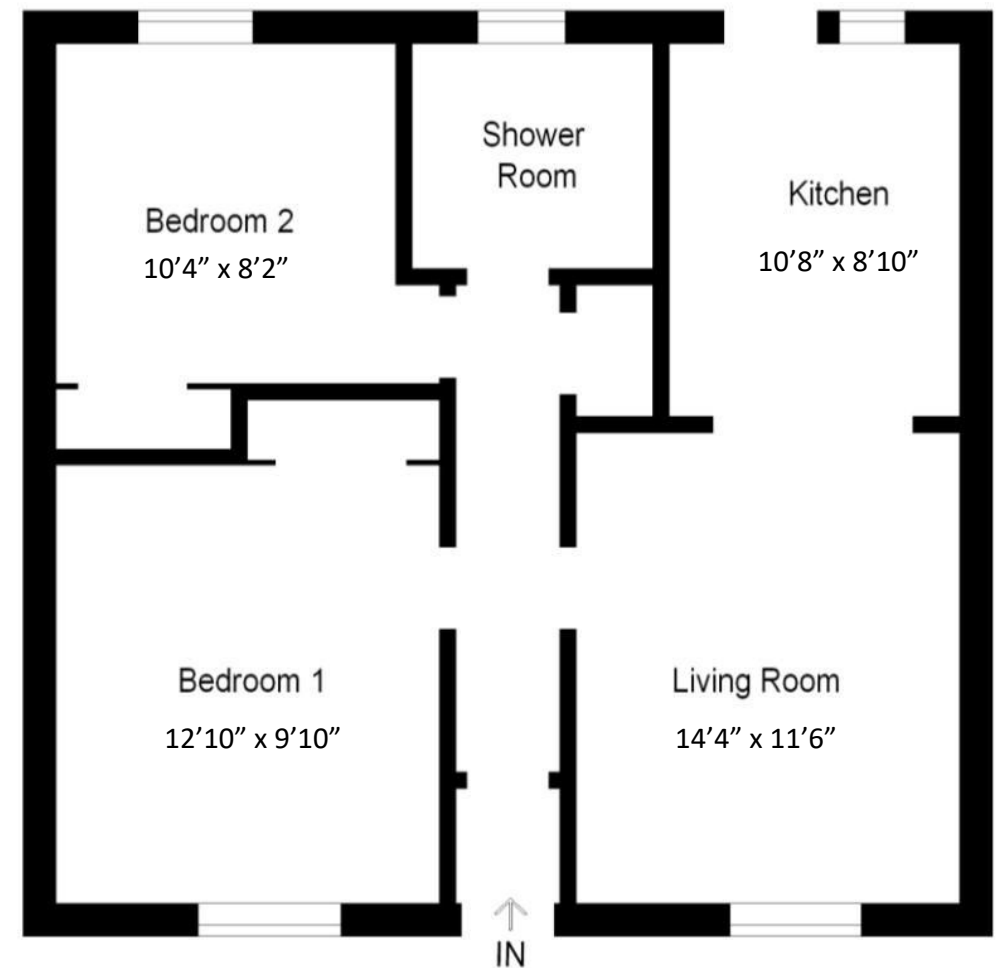
Viewing Strictly by appointment through Irving Geddes - 01764 670325.











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 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, with renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



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