



46 QUEENS ROAD, COMRIE, PH6 2EU

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Irving Geddes are delighted to offer for sale this well presented two bed main door upper flat, enjoying a popular residential location within the highly sought after Perthshire conservation village of Comrie.

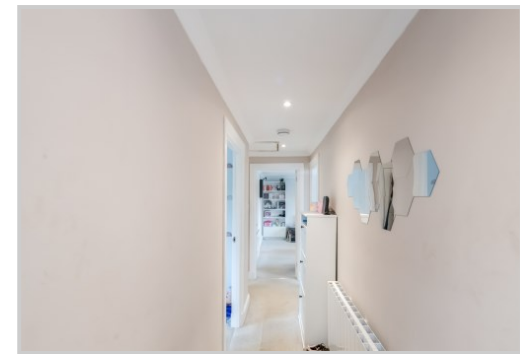
Private external stairs lead to the main door & a long HALLWAY with large storage cupboard, LOUNGE with attractive outlook, BREAKFASTING KITCHEN, TWO DOUBLE BEDROOMS & SHOWER ROOM. There is an external store, unrestricted on-street parking, a private area of garden ground to the rear laid to lawn, and a communal drying green. Warmed by electric heating and double-glazed throughout.

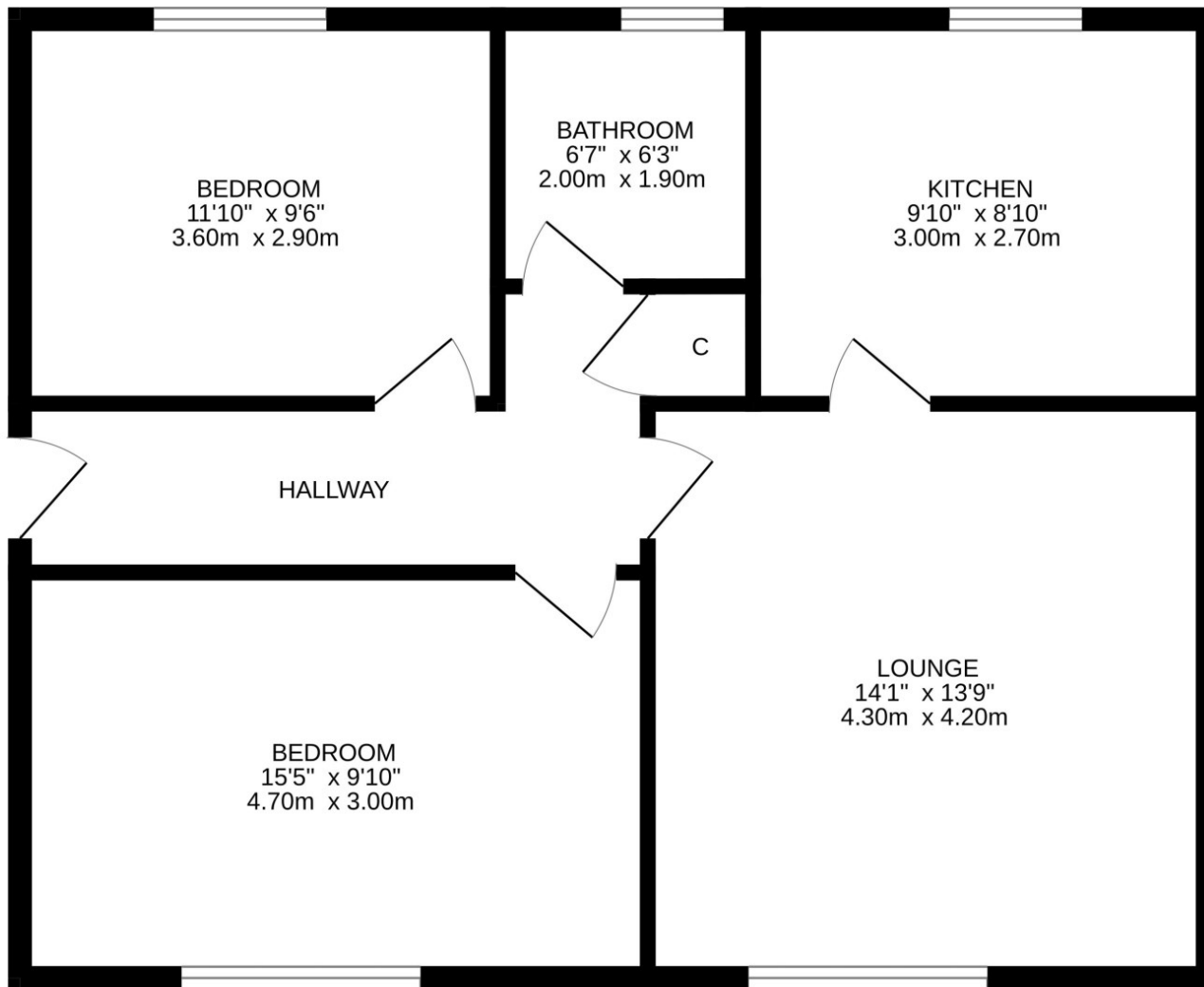
No.46 is an ideal first time buy, but will also enjoy broad appeal. Offered in true move-in condition & enjoying a prime location within easy walking distance to the centre in one of Perthshire's most sought after villages.

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

Energy Performance Rated 'E' **Council Tax** Band 'A'







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, and a medical centre and dentist. There is Primary schooling within the village and both private & public education available within Crieff. A haven for outdoor enthusiasts with river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' & water sports/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