

6 EARNMUIR COURT
COMRIE, PH6 2DE

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this immaculately presented 4 bedroom detached bungalow enjoying a quiet cul-de-sac location within the sought after Perthshire conservation village of Comrie. Extended and modernised by the current owners, no.6 offers a spacious & flexible layout and boasts a good-sized corner plot, attractive gardens, ample off-street parking & bespoke garden room. Accommodation comprises: VESTIBULE, HALLWAY with storage, large LOUNGE, modern DINING KITCHEN/FAMILY ROOM open to SUN ROOM with garden access, UTILITY ROOM, SHOWER ROOM & FOUR BEDROOMS (one utilised as a study, and the master with contemporary EN-SUITE shower room with soaking tub). The property is warmed by gas central heating, utility costs supplemented by solar panels, & fully double glazed.

Beautiful gardens surround the property, with mature planting throughout. The front has an area of lawn, paved driveway, gravel areas, & paved patio to the front of an individually design garden room, subdivided to provide a storage area. The fully enclosed rear has further areas of lawn, two paved patios and mature planted borders.

6 Earnmuir Court is a particularly appealing home, thoughtfully extended, beautifully presented, and boasting a prime location in one of Perthshire's most sought after villages.

Video Tour <https://my.matterport.com/show/?m=ibspH8RHgxB>

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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.





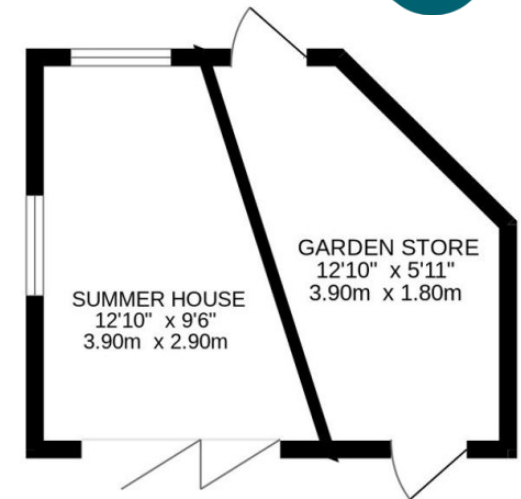
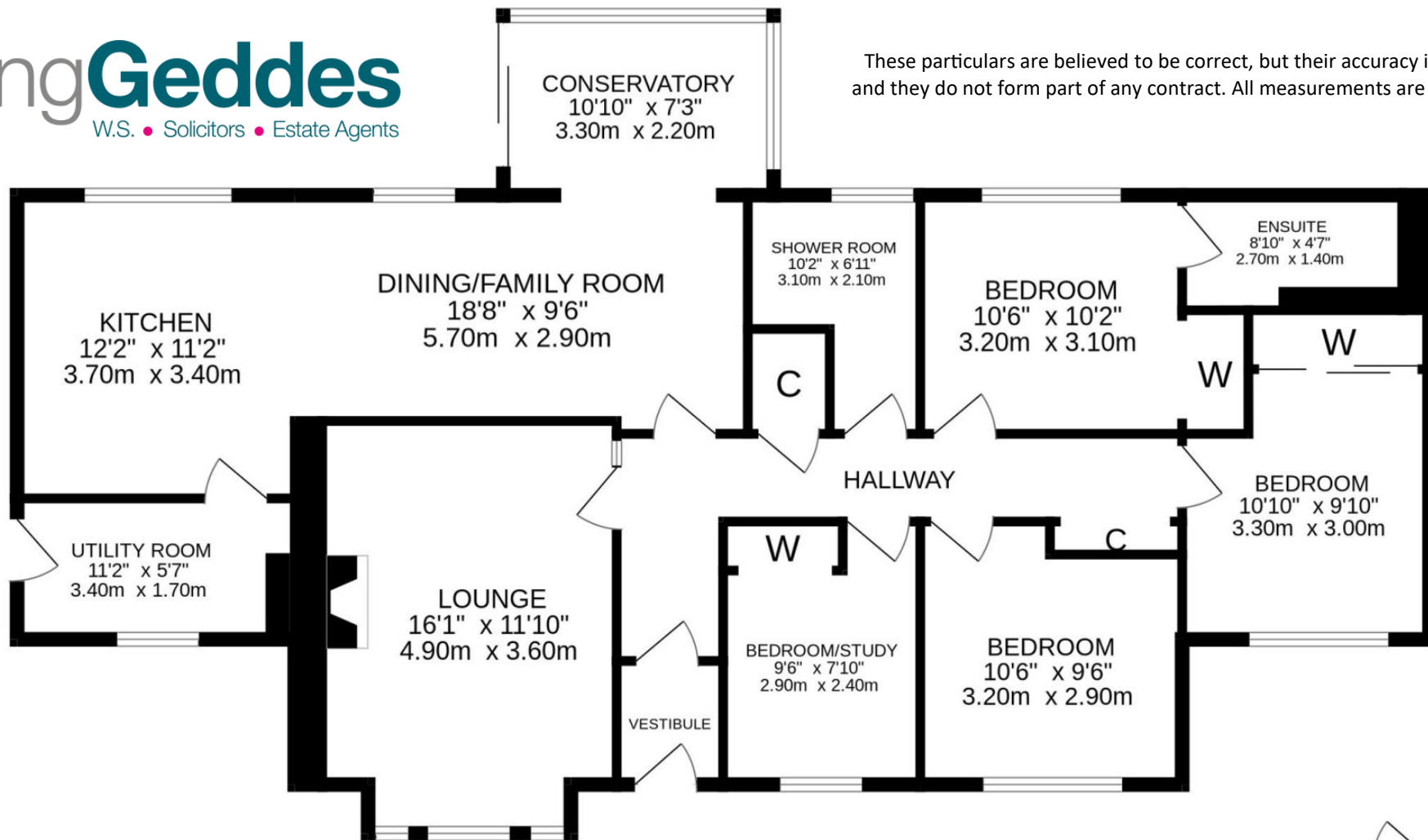














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