



14 TAY AVENUE  
COMRIE, PERTHSHIRE, PH6 2PF

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 14 TAY AVENUE, COMRIE, PERTSHIRE, PH6 2PF

Irving Geddes are delighted to offer for sale this extremely well presented, fully modernised three bedroom detached bungalow, with generously sized plot, set within a popular residential area in the highly desirable Perthshire conservation village of Comrie. A stunning family home, renovated and extended to exacting standards by the current owners.

The layout comprises; ENTRANCE PORCH, HALL with storage and hatch to attic space, large LOUNGE with feature log burning stove, and patio doors to the side garden, a superb extended DINING KITCHEN with integrated appliances & doors to rear garden, THREE DOUBLE BEDROOMS (Master EN-SUITE SHOWER ROOM) & FAMILY SHOWER ROOM. The property is warmed by gas-fired central heating (new Worcester combi-boiler) and Everest double-glazing throughout.

A notable feature is the large fully landscaped garden surrounding the property. There is a large extended area of lawn to the front & mono-bloc drive leading to the detached single garage. The enclosed side garden is laid with gravel, has a large double gate, decked patio with glass balustrade, log shed and a fantastic summerhouse/studio. The rear has an area of lawn with mature planted border, decking with balustrade, further patio & PVC storage shed.

A most attractive home, offered in true move-in condition, enjoying an enviable location within walking distance of the many amenities on offer in this bustling Perthshire village. Likely to have broad appeal and early viewing is advised.

**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, medical centre and dentist. There is Primary schooling within the village & both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



























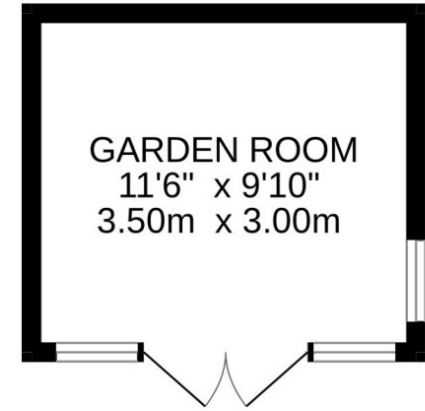
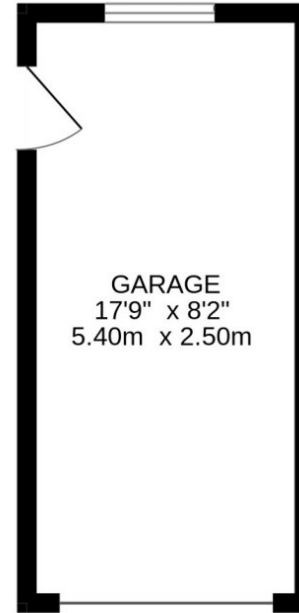
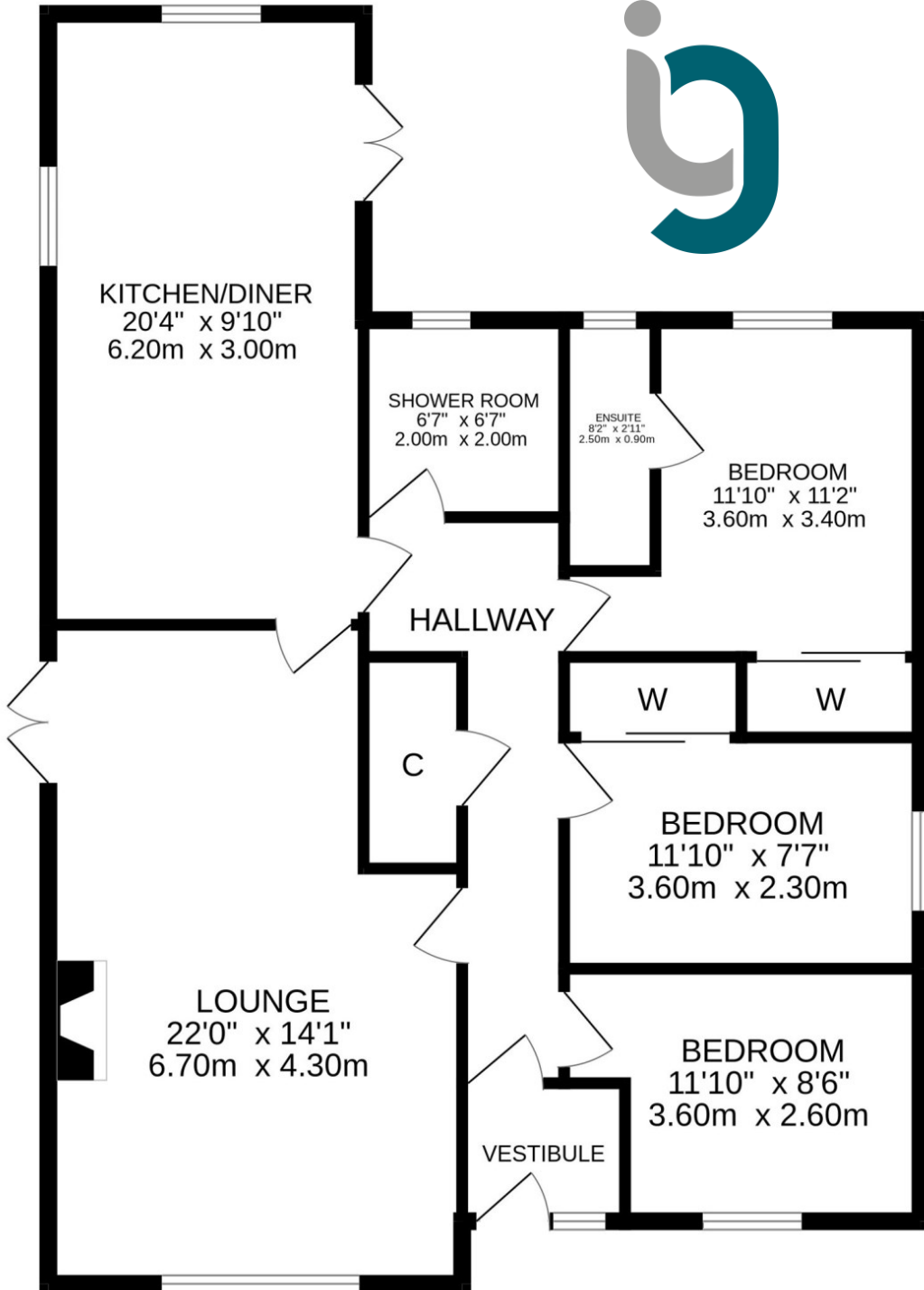






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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

Video Tour

<https://my.matterport.com/show/?m=6AdtQ8EHUcH>

Viewing

Strictly by appointment through Irving Geddes.







**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