

11 STROWAN ROAD, COMRIE, PH6 2EP



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A fully modernised and immaculately presented three bedroom detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. Finished to a high standard and in true move-in condition, the owners have carried out an extensive programme of works including, central heating, flu boiler, new pipes, electrics, new Bathroom with whirlpool bath, a beautiful Wren kitchen with oak & granite worktops, oak flooring & doors, Sidey double glazed doors and windows.

The spacious and flexible accommodation comprises; Entrance VESTIBULE, HALLWAY with storage, 3 BEDROOMS (master en-suite shower room), FAMILY BATHROOM, spacious open plan LOUNGE/DINING area with log burner, a superb & generously sized contemporary BREAKFASTING KITCHEN with Neff ovens, boiling water tap & UTILITY off.

The property enjoys a generous plot with attractive, low maintenance gardens. A paved driveway and stone chippings to the front, with raised planted bed & to the side a separate single garage with power and light. The low-maintenance rear garden is fully enclosed and has a seating area laid with paviour slabs. Warmed by central heating and double glazed throughout.

Located within easy reach of the village centre. A family home of rare quality situated within a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, 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, and 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 and mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

















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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=NZSwzA1y9Zk>

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.



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Tel: 01764 670325

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