



2 LOCHAY DRIVE
COMRIE, PERTSHIRE, PH6 2PE

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well-maintained three bedroom detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. A well proportioned layout comprising an ENTRANCE VESTIBULE, HALL with storage, open plan LIVING ROOM with DINING AREA and patio doors leading to a large CONSERVATORY with central heating radiator and upvc French doors leading to the garden area, FITTED KITCHEN, THREE DOUBLE BEDROOMS (one with en-suite cloakroom) and family BATHROOM.

The property has good sized mature gardens. The front laid to gravel with shrubbery and paved paths with drive leading to a detached single garage. The attractive rear garden is laid with chippings & area lawn, with mature planting, timber decked area & timber fence border. Warmed by gas central heating & double glazed throughout. A quality built bungalow within easy reach of the village centre, enjoying a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

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).

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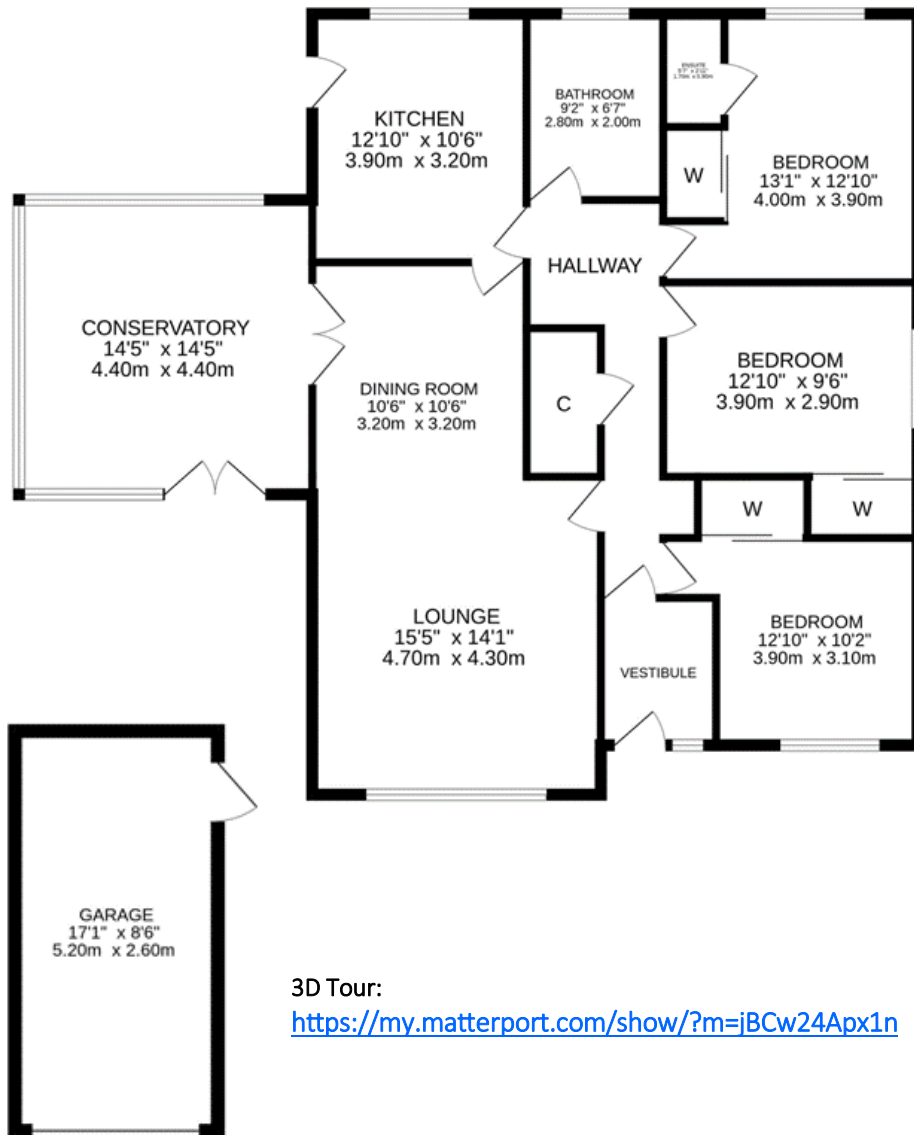












3D Tour:

<https://my.matterport.com/show/?m=jBCw24Ap1n>





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