



7 LENNOCH CIRCLE, COMRIE, PERTSHIRE, PH6 2HS

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We are delighted to offer for sale this fully modernised and exceptionally well presented four bedroom detached villa boasting a large corner plot. Lennoch Circle is a small cul-de-sac of individual properties surrounding a central green, and a most popular residential area within the sought-after Perthshire village of Comrie. A spacious and flexible layout set over two floors and comprising on the ground floor; L-shaped HALLWAY, large dual aspect LOUNGE with open access to a beautiful DINING KITCHEN to the rear with integrated white goods and door to rear PORCH which has an external door and boiler room off. In addition there are 2 DOUBLE BEDROOMS (one utilised as an office/snug, with patio doors to rear), and a luxury SHOWER ROOM. The stairs lead to a large landing with a bespoke storage unit/study area, housing a washing machine & tumble dryer, along with a further storage cupboard & attic hatch. There are 2 further DOUBLE BEDROOMS on the upper floor, both with built-in storage, and a contemporary SHOWER ROOM. Warmed by gas central heating & double-glazed throughout.

A notable feature is the beautiful large garden with mature planting throughout and a versatile array of outbuildings. The front with an area of lawn & ample off-street parking on a gravel drive. There is an additional area of lawn to the side. The fully-enclosed landscaped rear has an extensive quality paved patio with raised terrace, large area of lawn, a tremendous timber & glazed summerhouse/greenhouse, aluminium shed and covered potting area/sitooterie. In addition the garage has been sub-divided to create storage at the front & an office/workshop to the rear. Adjoining the garage is an additional workshop with double-skinned and insulated roof.

A stunning family home of real quality, offered in true move-in condition, and enjoying a prime location within easy reach of the centre one of Perthshire's most sought after villages.

Energy Performance Rated 'D' **Council Tax** Band 'F'

Video Tour <https://my.matterport.com/show/?m=5boReNuB9Pn>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mils west of Crieff & only 25mils 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 (6mils).











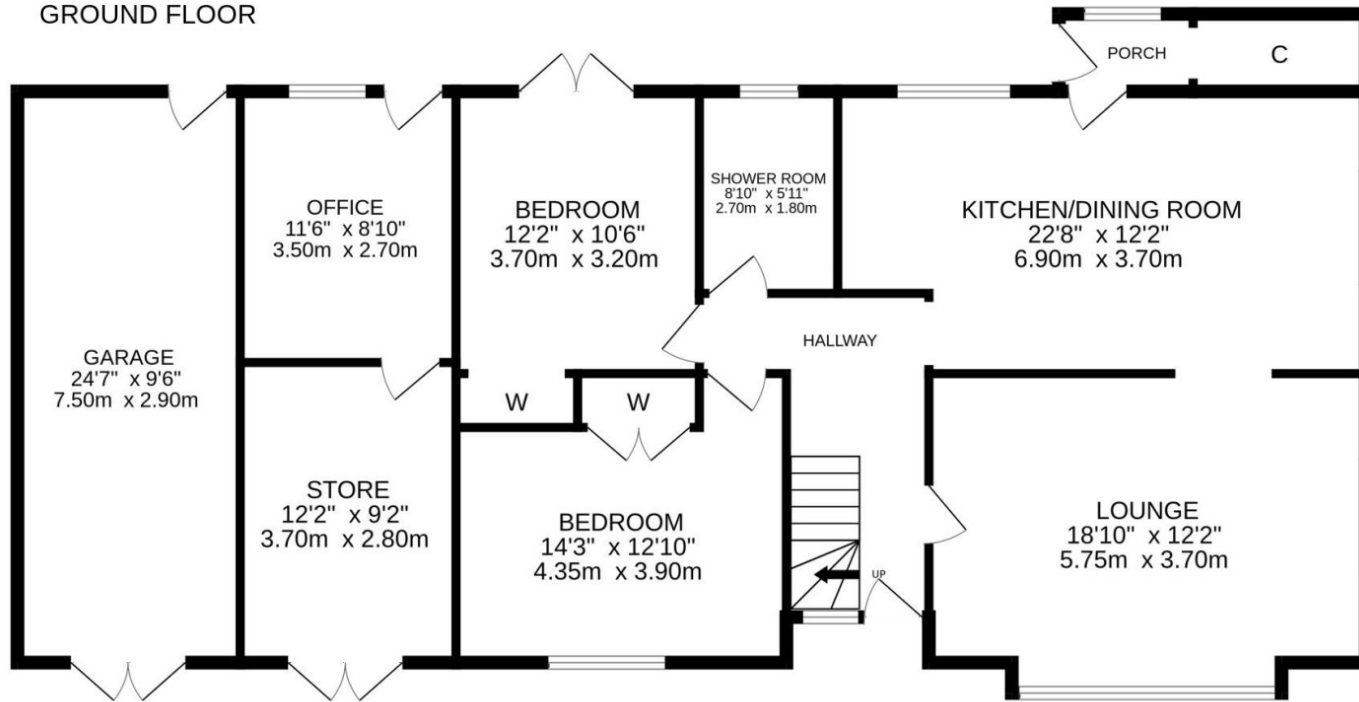




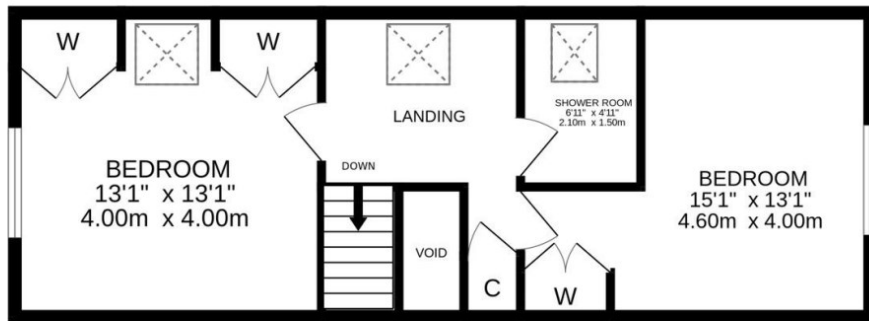




GROUND FLOOR



1ST FLOOR



Irving Geddes
 W.S. • Solicitors • Estate Agents

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
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Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722