



3 DALGINROSS GARDENS, COMRIE, PH6 2HQ

GUIDE PRICE £180,000

3 DALGINROSS GARDENS, COMRIE PH6 2HQ

Irving Geddes are delighted to offer for sale this modernised and immaculately presented two bed retirement property. Enjoying a private position in a sought after development within the beautiful Perthshire conservation village of Comrie, this extended semi-detached bungalow has been upgraded throughout. Among the works carried out include, a new shower room, upgraded kitchen and décor, with a notable addition of a quality Jimmy Denholm extension at the rear providing a most pleasant dining area with outlook to the garden. The accommodation all on one level comprises; VESTIBULE, HALL with storage, attic access is from the second bedroom, LOUNGE, TWO DOUBLE BEDROOMS, SHOWER ROOM, FULLY FITTED KITCHEN, DINING ROOM. A beautifully appointed home presented in true move-in condition, located in a quiet retirement complex within easy reach of all amenities in a highly desirable Perthshire village. The following items will be included in the sale: All carpets and curtains; fridge freezer (Samsung); dishwasher (Bosch); small freezer (John Lewis); washer/drier (Hotpoint).

Further Information A monthly management fee of £90.00 is payable which covers ground maintenance, external painting, roof maintenance, buildings insurance & factoring. An age restriction of 60 years minimum applies in the case of single occupancy or in the case of a two person household, at least one occupant requires to be 60 years or over.

3D Walk-through: <https://my.matterport.com/show/?m=upf8qLxspgB>

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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, with hotels, restaurants, 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 & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



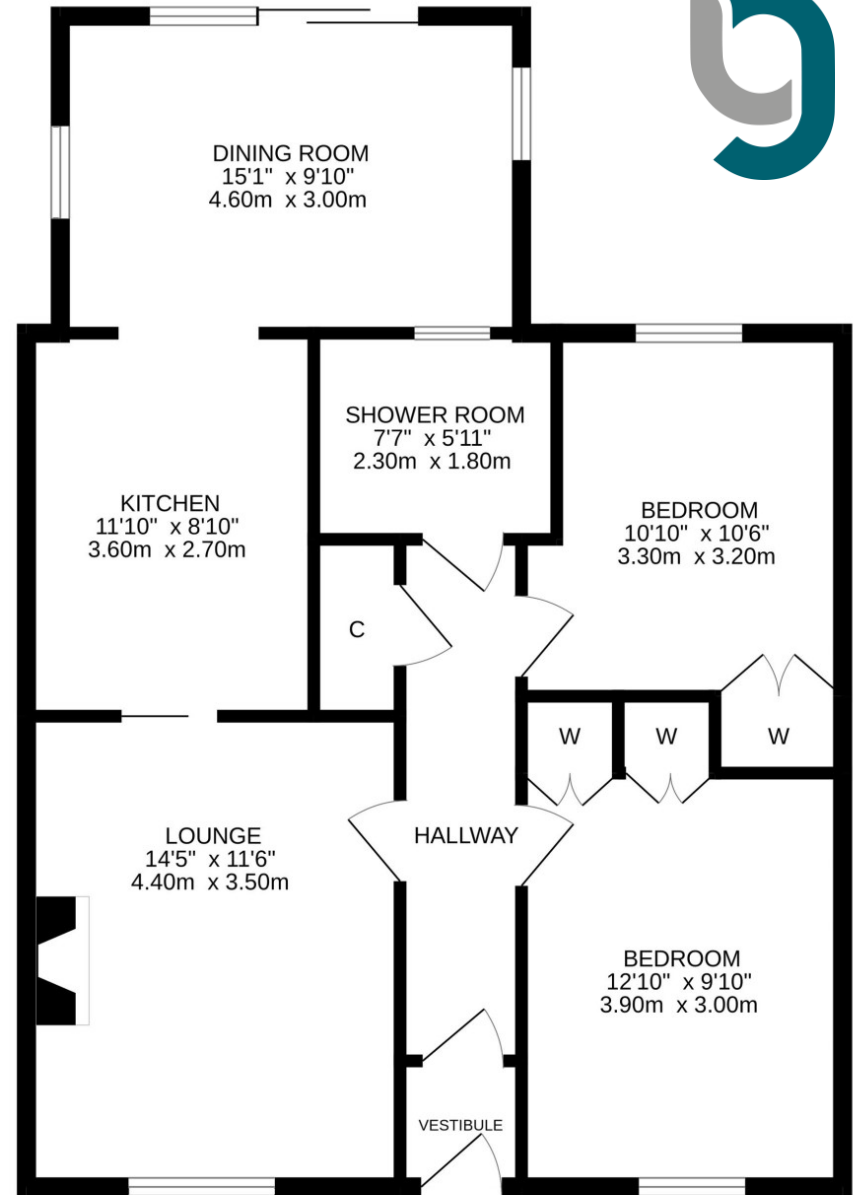












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670329

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722