

12 DALGINROSS GARDENS

COMRIE, PH6 2HQ



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Irving Geddes are delighted to offer for sale this modernised 2 bedroom retirement bungalow, enjoying a corner position in a sought after development within the beautiful Perthshire conservation village of Comrie. The accommodation comprises; VESTIBULE, HALL with storage and attic access, 2 DOUBLE BEDROOMS (both with built-in wardrobes), modern SHOWER ROOM and contemporary BREAKFASTING KITCHEN leading to rear CONSERVATORY. Warmed by electric heating (storage and wall-hung panel heaters) and double glazed throughout. Externally, there are well maintained communal grounds, unrestricted residents/visitor parking to the front and a timber shed to the rear. A well-proportioned home in move-in condition, located in a quiet retirement complex within easy reach of all amenities in a highly desirable Perthshire village.

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.

Video Tour <https://my.matterport.com/show/?m=3oBs7Wm1zkF>

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

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

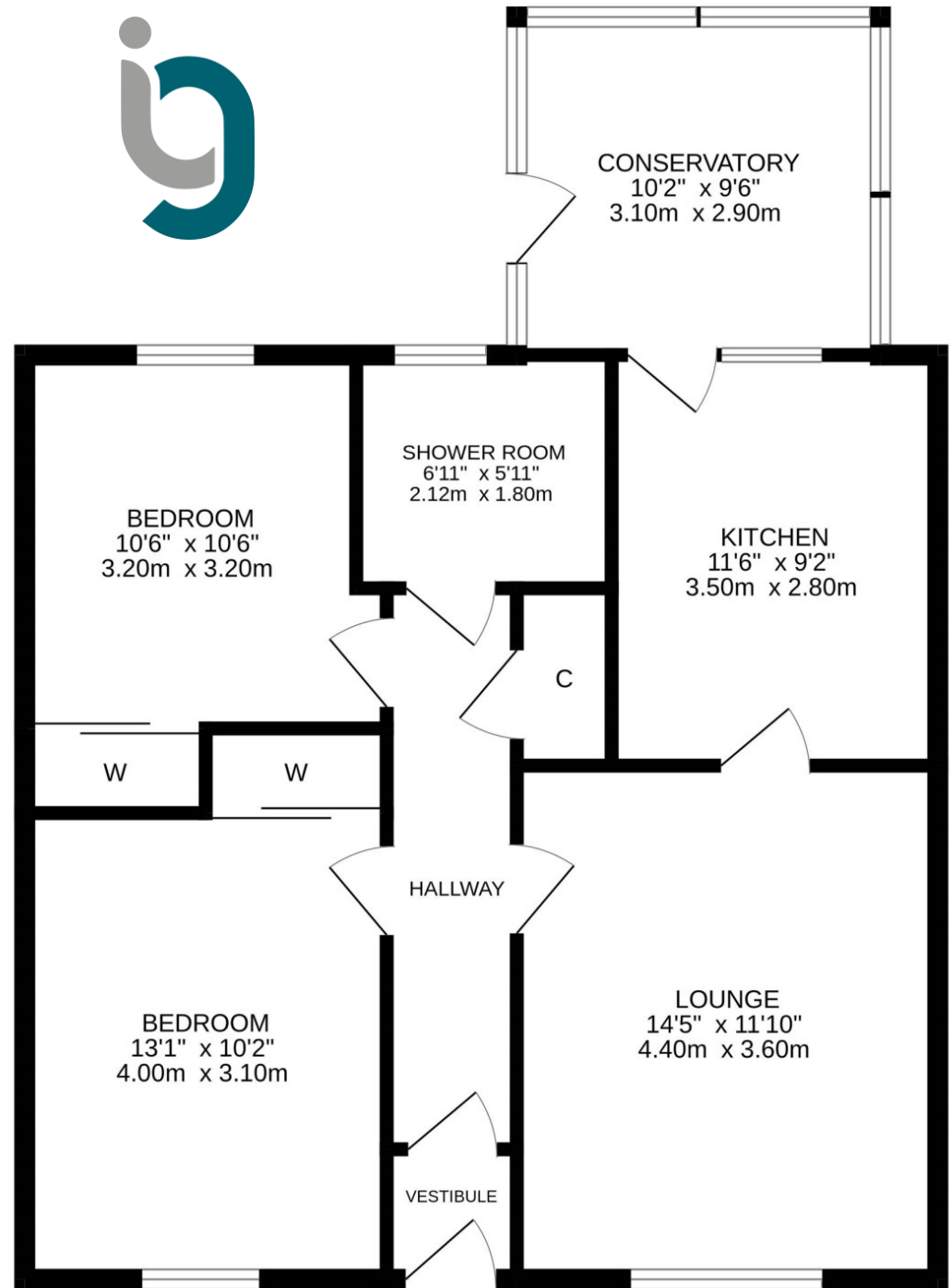
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mils west of Crieff and only 25mils from the Cities of Perth & Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, with renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mils).

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
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

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