



LYNBURN, MANSE LANE, COMRIE, PH6 2DU

FIXED PRICE £170,000
HOME REPORT £200,000

[Lynburn, Manse Lane, Comrie, PH6 2DU](#)

Irving Geddes are delighted to bring this two bedroom detached bungalow to the market. Situated within a quiet & well established residential area within the ever popular conservation village of Comrie. Lynburn would benefit from modernisation, but offers a fine opportunity for a purchaser to extend the property & place their own design ideas upon. Accommodation on one level, comprising; **Entrance Vestibule, Storage Cupboard** in hallway, **Lounge** with triple aspect views & wood burner, Dining Kitchen with door leading to decking and rear garden, Shower Room and two Bedrooms. The property also benefits from double glazing & is warmed by Gas Central Heating.

Exterior

The front of the property is laid with stone chippings and provides off-street parking for one vehicle. A timber gate to the side gives access to the rear garden which is bordered by hedging & timber fencing. Steps lead down to an area of lawn, with flower beds & mature planting. The kitchen door leads directly on to decking with handy storage below, summer house & timber garden shed.

Directions Approaching Comrie from Crieff, go over the small bridge and take the first turn on the left into Manse Lane. Lynburn is located on the left side.

Energy Efficiency Rated 'D' Council Tax Band 'C'

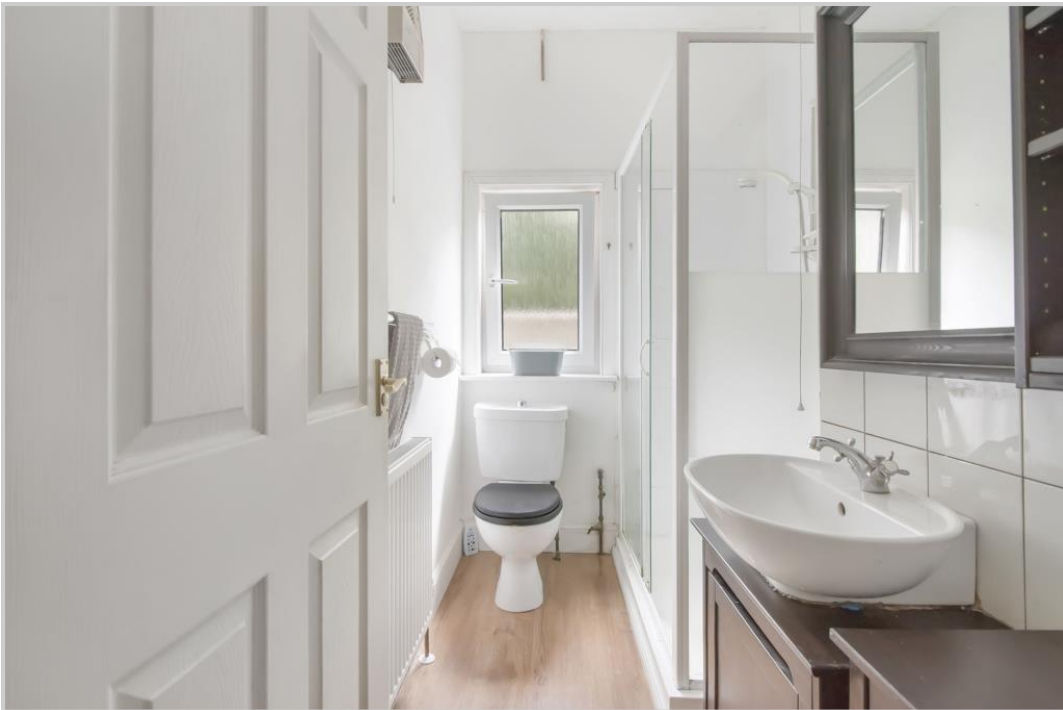
3D Tour: <https://my.matterport.com/show/?m=2XYXRn7pJPn>

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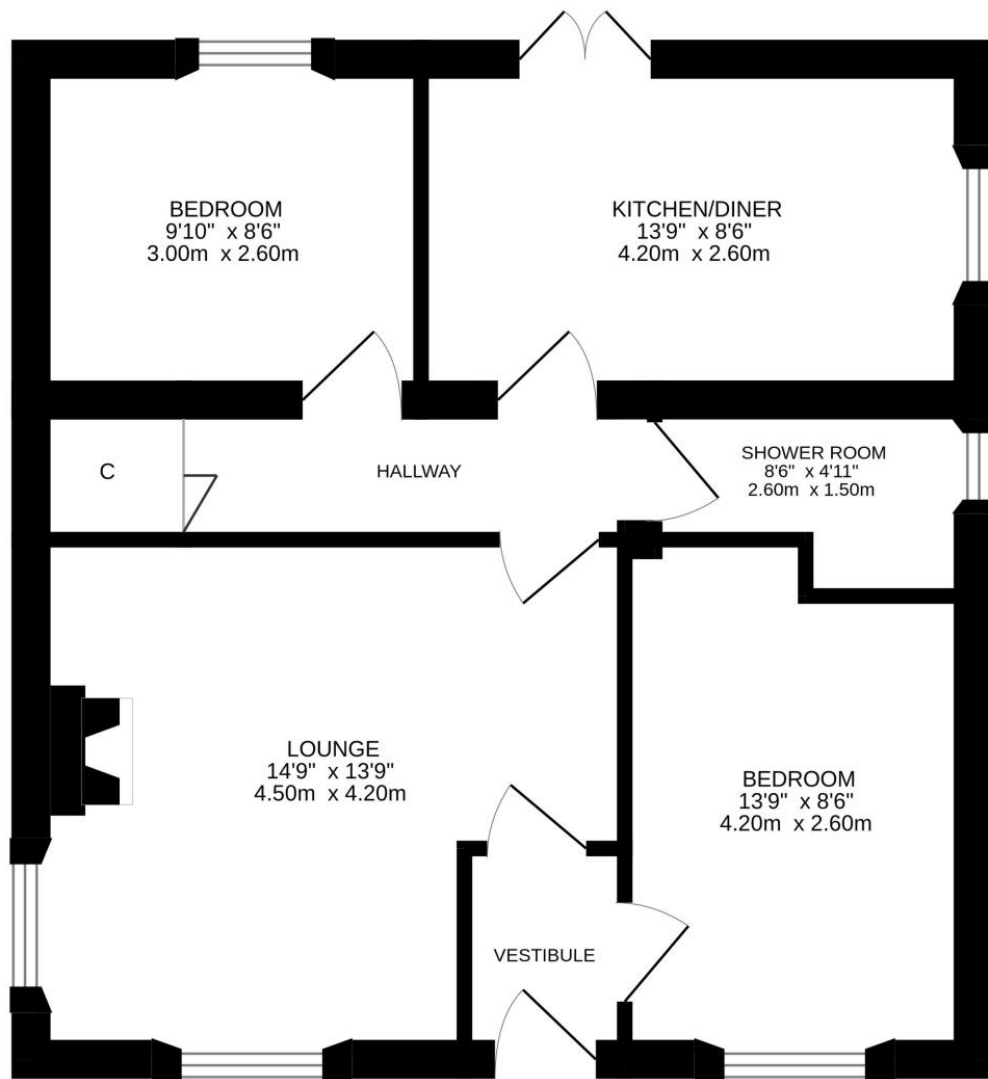
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Viewing strictly by appointment through
Irving Geddes on 01764-670325/653771.

www.irvinggeddes.co.uk



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