



GLENDENE
13 POLINARD, COMRIE, PERTHSHIRE, PH6 2HJ

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this spacious 3 bedroom detached bungalow enjoying a private location within a very popular residential area of the sought-after Perthshire village of Comrie. Boasting an enviable setting within Polinard, itself a well maintained residential cul-de-sac with large central 'green', Glendene has large garden grounds with a woodland backdrop. The well proportioned accommodation comprises; PORCH, wide HALLWAY with storage, generously sized LOUNGE with open fire and DINING AREA, large FITTED KITCHEN with door the rear, THREE DOUBLE BEDROOMS, BATHROOM & separate W.C. Warmed by electric heating & double glazed throughout.

A notable feature is the sizeable garden ground which surround the property. There are lawns to the front, side & rear with an array of mature shrubs & trees. A private drive leads to a single garage & adjoining lean-to store (both requiring repair/replacement). There is a timber shed & greenhouse, the property is bordered by mature hedging & fencing, and enjoys direct access to woodland at the rear.

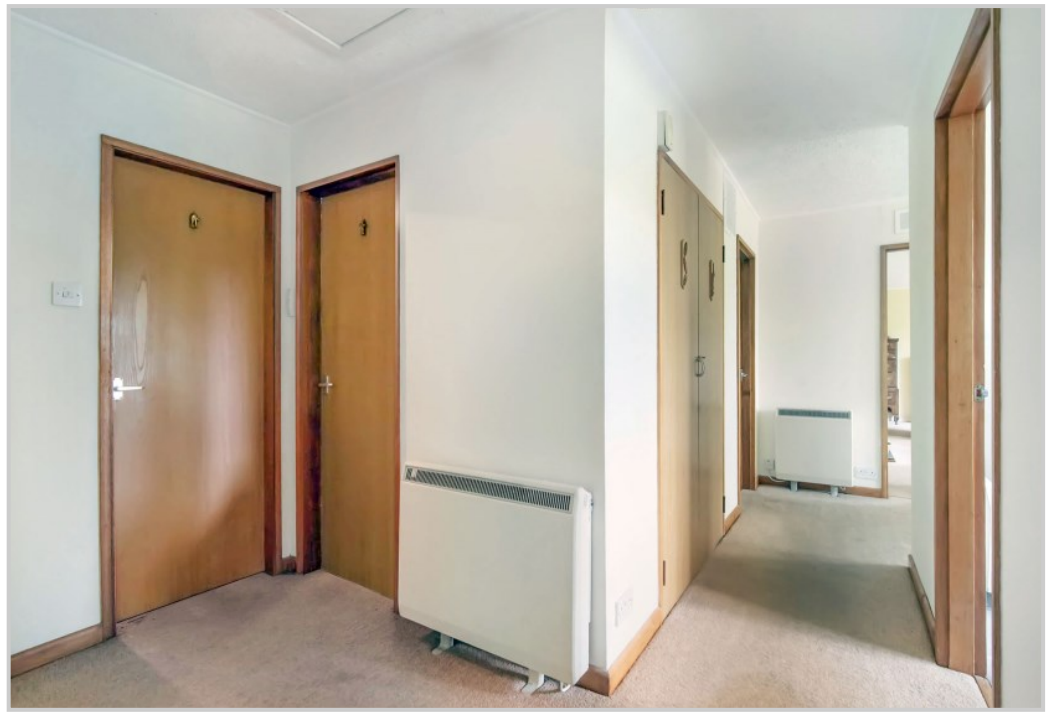
Requiring modernisation, the property offers buyers an opportunity to place their own designs upon a well constructed and spacious home, set in a prime location within one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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, restaurants, hotels, 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 & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



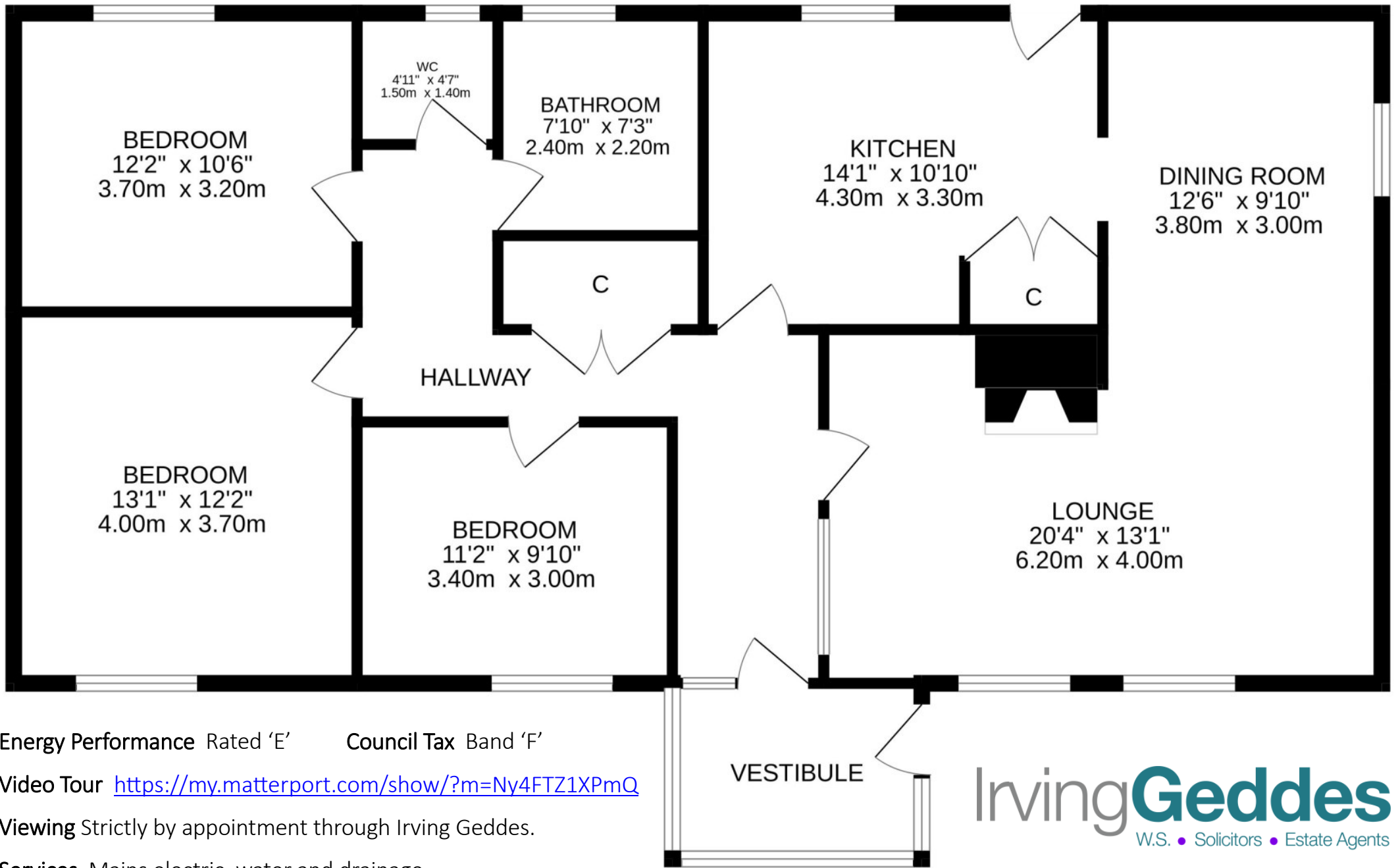












Energy Performance Rated 'E' Council Tax Band 'F'

Video Tour <https://my.matterport.com/show/?m=Ny4FTZ1XPmQ>

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, water and drainage.

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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