



8 TUMMEL PLACE  
COMRIE, PERTHSHIRE, PH6 2PG

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 8 TUMMEL PLACE, COMRIE, PERTSHIRE, PH6 2PG

Irving Geddes are delighted to offer for sale this extended four bedroom detached bungalow set in a large corner plot in a quiet cul-de-sac location within the sought-after Perthshire village of Comrie. With the conversion of a large double garage, the layout is spacious & flexible, and comprises; ENTRANCE VESTIBULE, HALL with storage, KITCHEN with rear door, large LOUNGE with DINING area, further PUBLIC/DINING ROOM, 4 BEDROOMS (master EN-SUITE W.C.) spacious UTILITY ROOM with W.C. off and rear door, and WET ROOM. The property is warmed by gas central heating and double glazed throughout. The extended layout could be easily adapted for suit use as a self-contained annex, for elderly dependents or ancillary accommodation for family/guests.

The property boasts good sized mature gardens. The front laid to gravel with ample off street parking & detached single garage. The side and rear are laid to lawn with raised beds & mature shrubs. There is a decked patio immediately to the rear, the garden fully-enclosed with timber fencing.

A quality built bungalow with versatile accommodation, within easy reach of amenities, enjoying a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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

**Video Tour** <https://my.matterport.com/show/?m=FW6DQ1RdHf7>

**Viewing** Strictly by appointment through Irving Geddes - 01764 653771.

**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, 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 (6mls).

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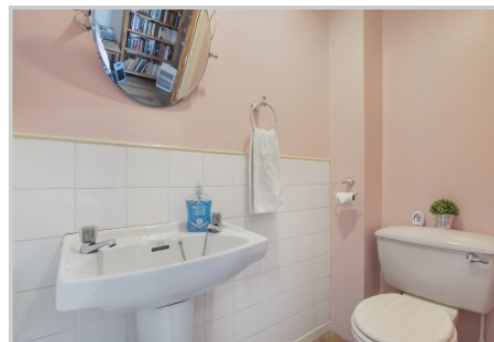








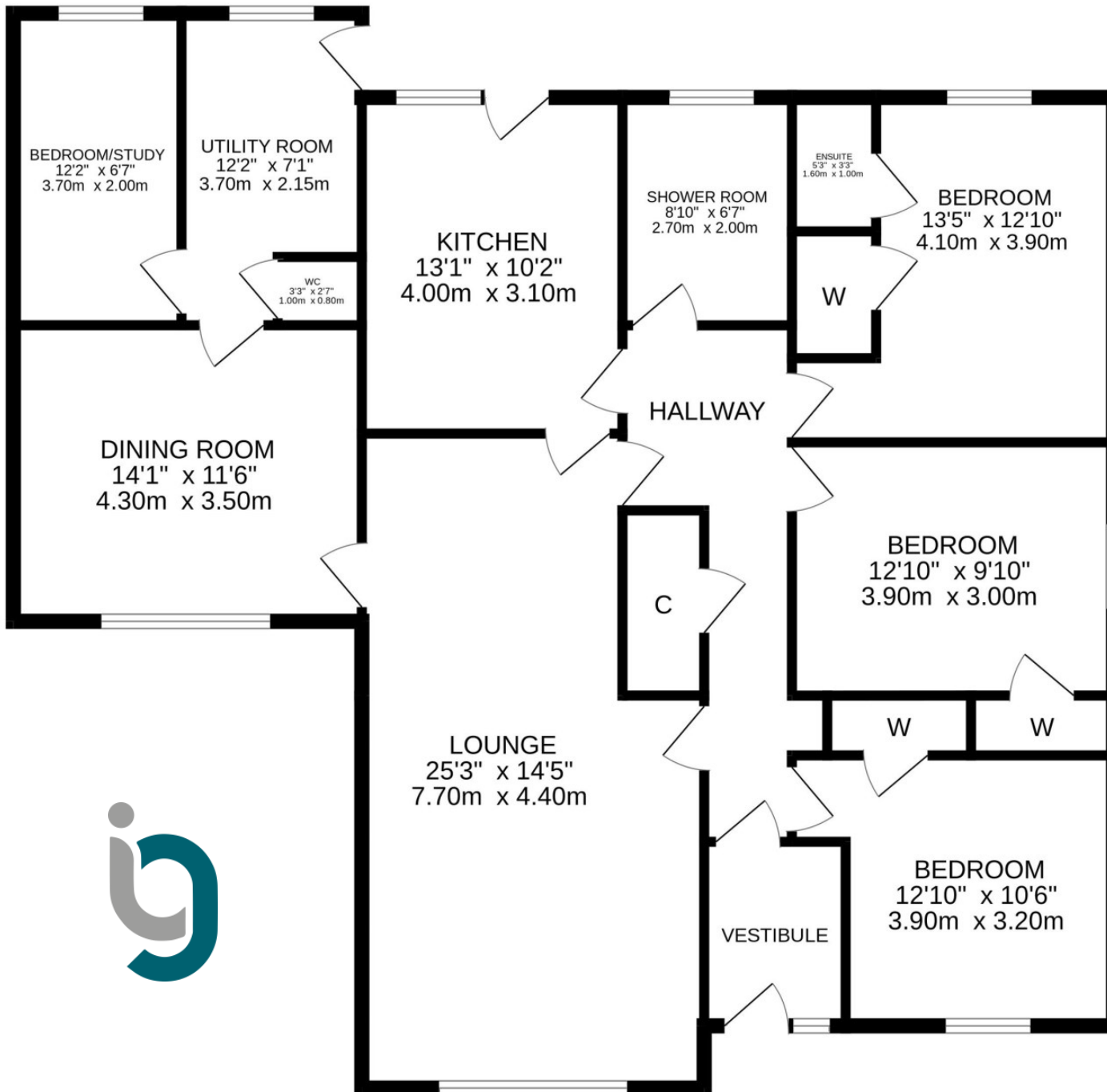












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





### 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