

3 EARNMUIR COURT
COMRIE, PERTHSHIRE, PH6 2DE
OFFERS OVER £310,000



3 EARNMUIR COURT, COMRIE, PH6 2DE

We are delighted to offer for sale this most attractive detached 3 bed bungalow located within the highly sought after Perthshire village of Comrie. Enjoying an enviable location within a peaceful cul-de-sac, within easy reach of the many amenities available within the village including post office, cafes, supermarket, primary school and excellent road links to Crieff, Perth, Stirling and beyond. Comrie also lies within an area of notable natural beauty and many picturesque walks can be found around the surrounding countryside which includes River Earn, Loch Earn and Munros such as Ben Chonzie and Ben Vorlich.

The property has been very well cared for & is presented in move-in condition. The bright and spacious accommodation comprises; **Entrance porch, hallway with good storage, Bathroom, 1 Single bedroom & 2 double bedrooms (master en-suite shower room), Lounge, Dining room** leading to a sun porch with door leading to the extensive rear garden. **Fully fitted kitchen with ample wall & base units** and extended to include a large **Utility room** with door leading to a handy **Car port**. The property is warmed by gas central heating and is double glazed throughout.

Externally the property boasts large low maintenance garden grounds that surround the property. The front is laid with stone chippings and a slabbed pathway leads to an integral single garage. The garden to the rear has a large decked area with lots of space for a table & chairs, an area of lawn with decorative planting, vegetable patch, greenhouse & timber shed. To the side lies an additional area with stone chippings, ideal for storing a camper van or small boat.

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

Viewing by appointment through Irving Geddes W.S. on 01764 670325.









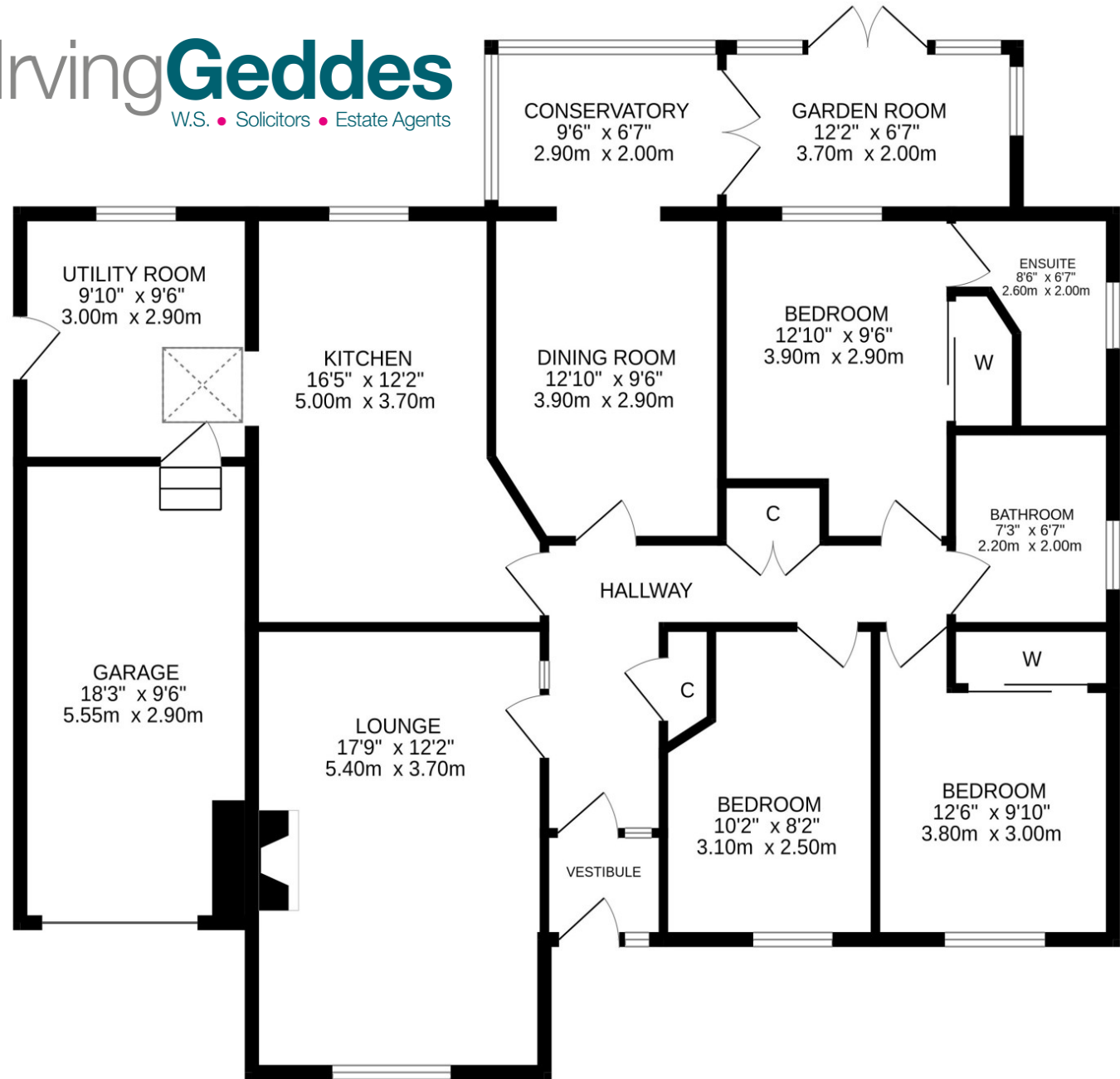




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Irving Geddes
 W.S. • Solicitors • Estate Agents



3D Tour:

<https://my.matterport.com/show/?m=w2RBJwgakXz>

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Aberfeldy

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 Tel: 01887 822722