



2 TUMMEL PLACE
COMRIE, PERTHSHIRE, PH6 2PG

Irving **Geddes**
W.S. • Solicitors • Estate Agents

2 TUMMEL PLACE, COMRIE, PERTSHIRE, PH6 2PG

Irving Geddes are delighted to offer for sale this three bedroom detached bungalow set in a quiet cul-de-sac location within the sought after Perthshire village of Comrie.

The layout comprises; **Entrance Vestibule, Hallway** with storage, **fitted Kitchen** with **Conservatory** off & door to rear garden, **Lounge, Three Bedrooms** (two double, one single) and **Shower Room**. The property is warmed by gas central heating and double glazed throughout.

The property boasts good sized mature gardens. The front laid to lawn with mature planting & ample off street parking with detached single garage. The rear is laid to lawn and stone chippings with mature shrubs. There is a greenhouse and timber shed, the garden boundary is formed by 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 'D' **Council Tax** Band 'D'

Video Tour <https://my.matterport.com/show/?m=PUXRgyZ3j3Z>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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).





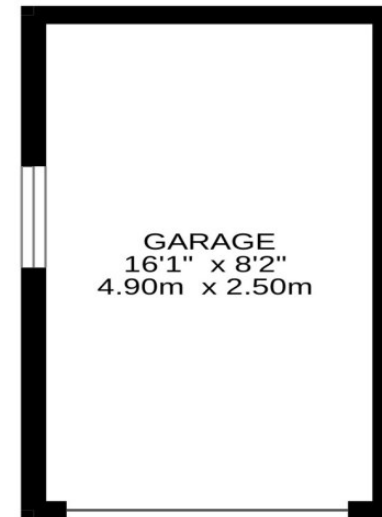
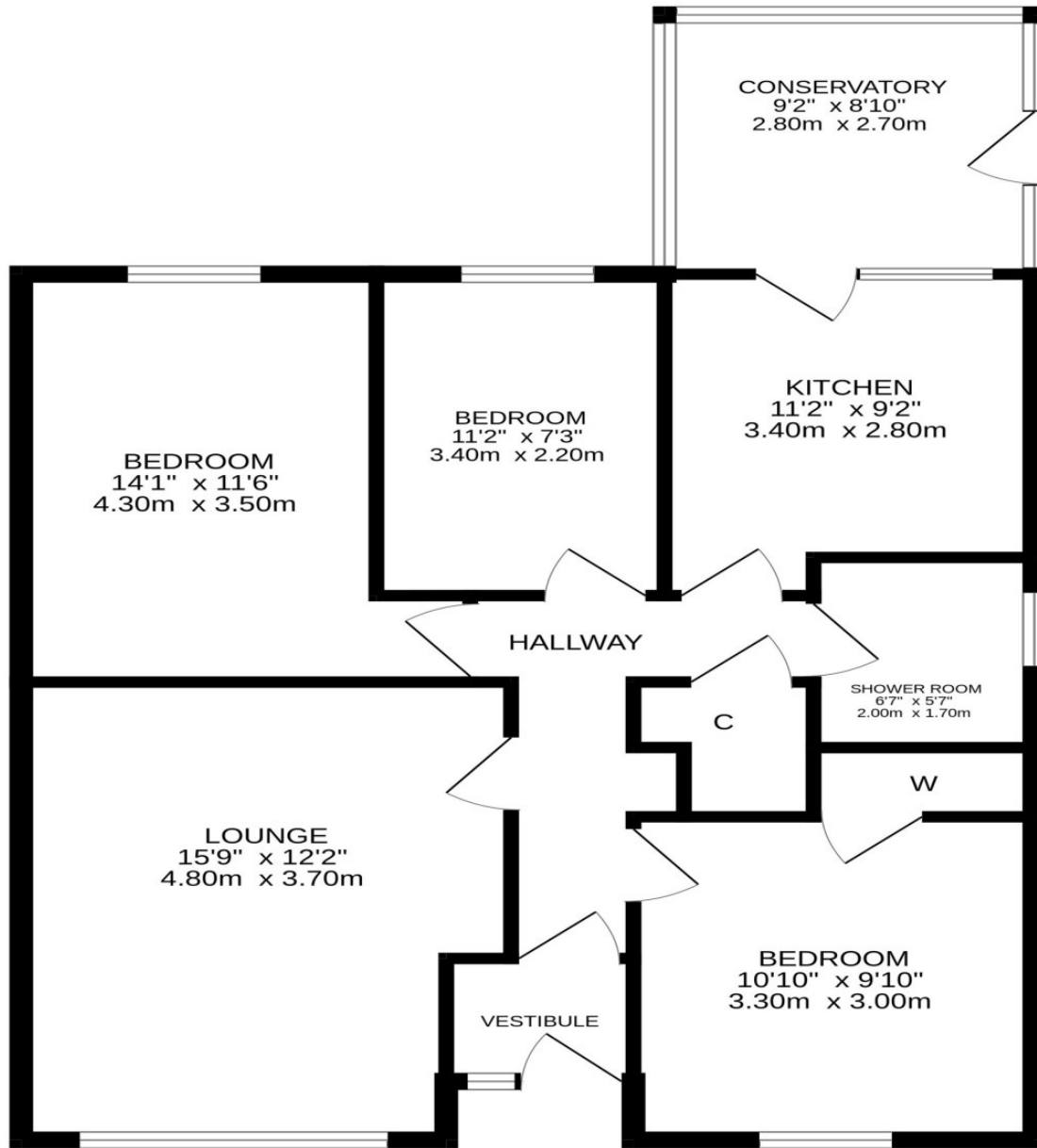












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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