

CROSSLOAN

SOUTH CRIEFF ROAD, COMRIE, PH6 2HF



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Irving Geddes are delighted to offer for sale this spacious three bedroom detached bungalow enjoying a private location in the highly sought after Perthshire conservation village of Comrie. Dating from the 1930's, the property boasts charming features & sits within generously sized gardens grounds extending to c.0.6 acres. The property requires a programme of modernisation, offering a tremendous opportunity to enhance/extend the current layout, with potential plot development, subject to the necessary permissions. The accommodation comprises; ENTRANCE VESTIBULE, HALL with storage and hatch to large attic area, dual aspect LOUNGE with large bay, DINING KITCHEN, three DOUBLE BEDROOMS, the master notable in size & open to a most attractive SUN-ROOM, BATHROOM, W.C., and REAR PORCH with walk-in storage cupboards.

There is ample off-street parking with a large detached garage lying to the side of the property. The sizeable level gardens are fully enclosed and bordered by mature hedging, laid mainly to lawn with a variety of trees & shrubs, gravel paths & evidence of ornately designed flower beds. A blank canvas offering huge potential for landscaping/re-design.

A charming, individually designed bungalow, in an enviable position within one of Scotland's desirable 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, 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).

Irving Geddes
W.S. • Solicitors • Estate Agents











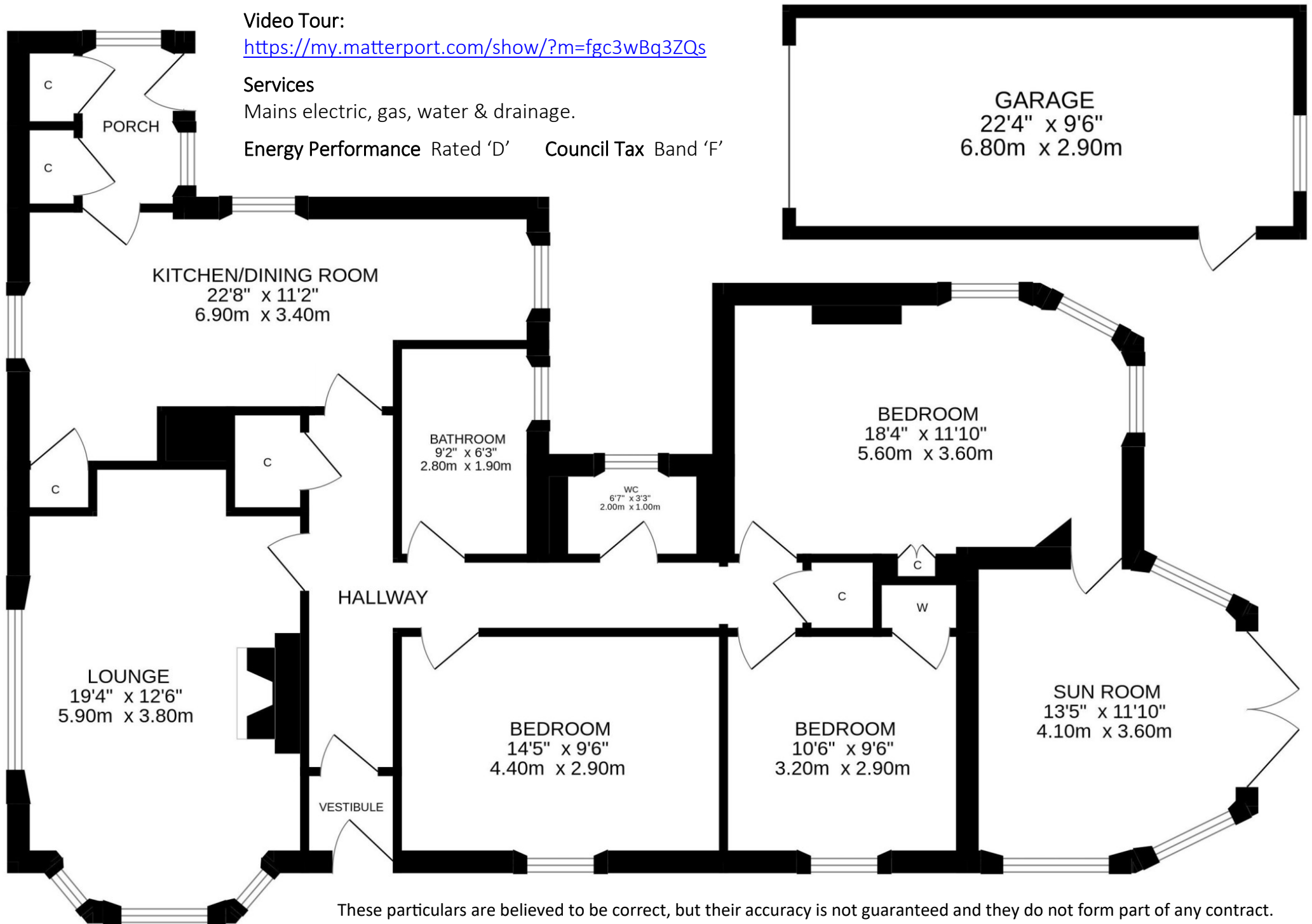
Video Tour:

<https://my.matterport.com/show/?m=fgc3wBq3ZQs>

Services

Mains electric, gas, water & drainage.

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



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