



11 STRATHVIEW PLACE
COMRIE, PERTSHIRE, PH6 2HG

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Irving Geddes are delighted to offer for sale this spacious three bedroom detached bungalow located on the southern edge of a popular residential area in the highly sought after Perthshire conservation village of Comrie. The accommodation comprises: VESTIBULE, HALLWAY with storage, fully fitted KITCHEN with door leading to the rear, large LOUNGE with dining area, THREE BEDROOMS & BATHROOM. The property is warmed by gas central heating and the windows & doors are double glazed throughout.

The property is presented in true move-in condition & enjoys attractive low maintenance gardens. The front garden is laid to lawn with a tarmac drive leading to a double garage with electric roller door (power & light) and provides ample off-street parking for several cars. The fully enclosed rear is low maintenance, bordered with timber fencing, mature hedging & shrubbery, & benefits from a tiered decking areas, a large lawn, gravel steps & an excellent insulated garden studio/office with power & lighting.

A quality built home within easy reach of the village centre, presented in true move-in condition & boasting a prime location in one of Perthshire's most sought after villages.

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

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

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).

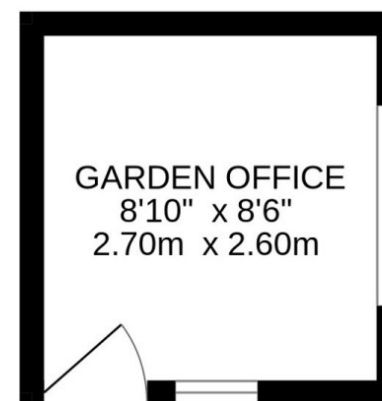
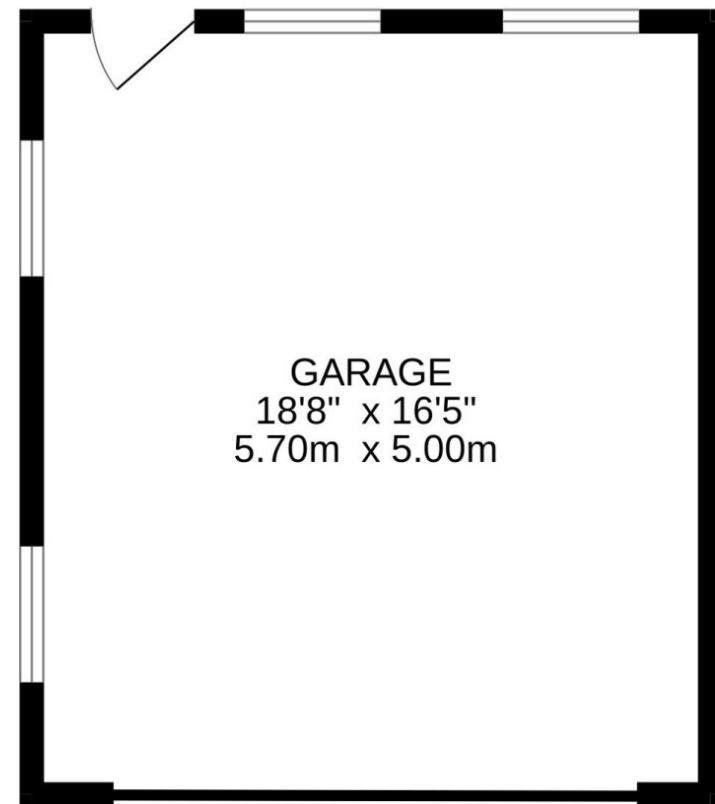
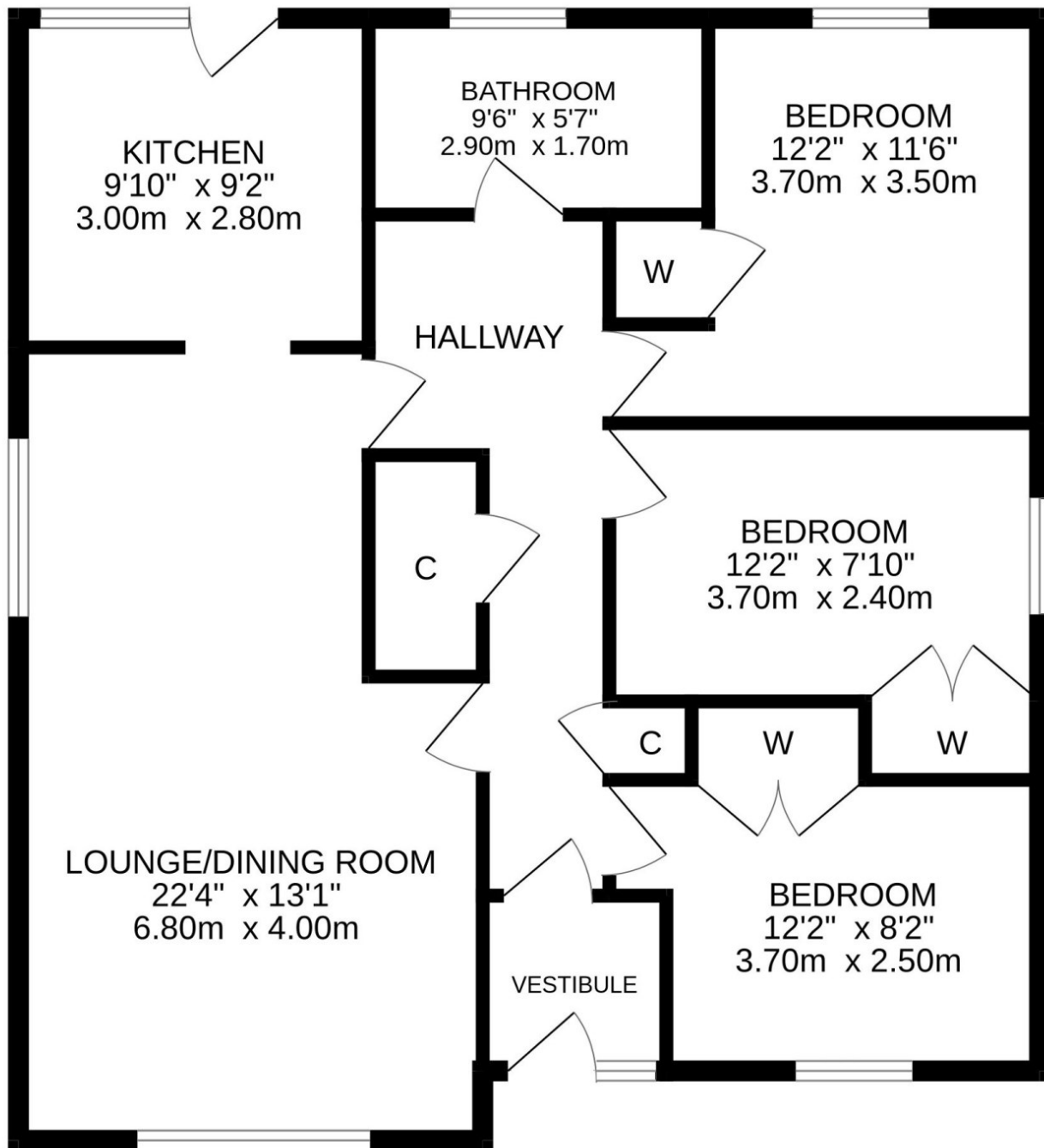
Irving Geddes
W.S. • Solicitors • Estate Agents











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