

2 EARN PLACE,  
COMRIE, PERTSHIRE, PH6 2ET



**IrvingGeddes**  
W.S. • Solicitors • Estate Agents

## 2 EARN PLACE, COMRIE, PERTSHIRE, PH6 2ET

We are delighted to offer for sale this well presented two bedroom semi-detached bungalow set within a large corner plot, centrally located in the highly sought after Perthshire conservation village of Comrie. The layout is well proportioned, & comprises; Entrance HALLWAY, LOUNGE to the front, fitted KITCHEN, Two BEDROOMS and modern SHOWER ROOM. A notable feature is the large fully enclosed garden surrounding the property. An area of lawn stretches from front to rear, with planted beds, and adjacent gravel path giving access to the front and rear of the property . There is unrestricted on street parking to the front.

An attractive home presented in move-in condition, but offers much scope for a purchaser to place their own design ideas upon. Located in one of Scotland's most desirable villages. Likely to have broad appeal and early interest is recommended.

**Energy Performance** E Rating **Council Tax** Band B

**Services** Mains water, electric, and drainage. Double glazed throughout.

**Viewing** Strictly by appointment through Irving Geddes.

**Video Tour** <https://my.matterport.com/show/?m=eqJJYW7KXui>



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



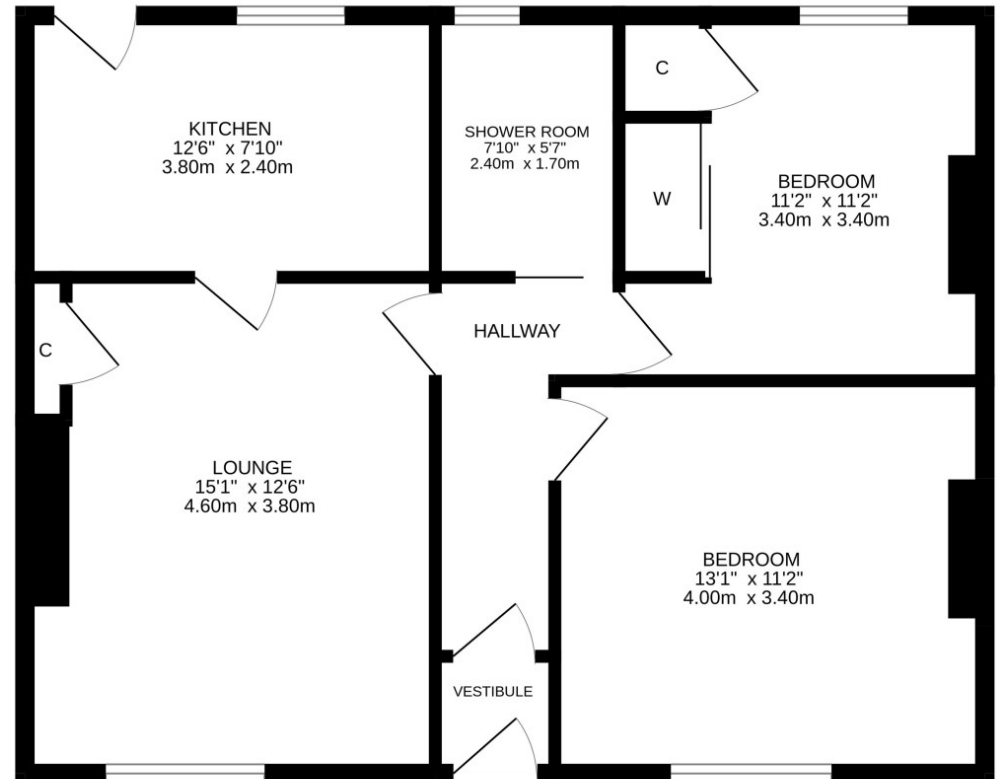






**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mils west of Crieff and only 25mils from the Cities of Perth & Stirling. There are independent shops, hotels, restaurants, medical centre, dentist, Primary schooling, and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill and mountain walks surrounding the village, with renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mils).

**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