



28 TAY AVENUE  
COMRIE, PERTSHIRE, PH6 2PF

IrvingGeddes  
W.S. • Solicitors • Estate Agents

## 28 TAY AVENUE, COMRIE, PERTSHIRE, PH6 2PF

Irving Geddes are delighted to offer for sale this well-maintained three bedroom detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. A well proportioned layout comprising an ENTRANCE HALL with storage, large LOUNGE with DINING AREA, quality fully FITTED KITCHEN with 'karndean flooring' & door to garden, THREE BEDROOMS, all with built-in wardrobes & master with en-suite Shower, and BATHROOM with corner bath.

The property sits in a large corner plot. The front laid with paved paths & drive leading to a single garage. The fully-enclosed rear is laid with monoblock paving & bordered with timber fencing. To the side is an additional parking space & double gate access to the rear garden area. Warmed by gas central heating & double glazed throughout. A quality built bungalow within easy reach of the village centre, 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 'C' Council Tax Band 'E'

Video Tour <https://my.matterport.com/show/?m=usGHfoBba3>

Viewing Strictly by appointment through Irving Geddes - 01764 670325/653771.

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).

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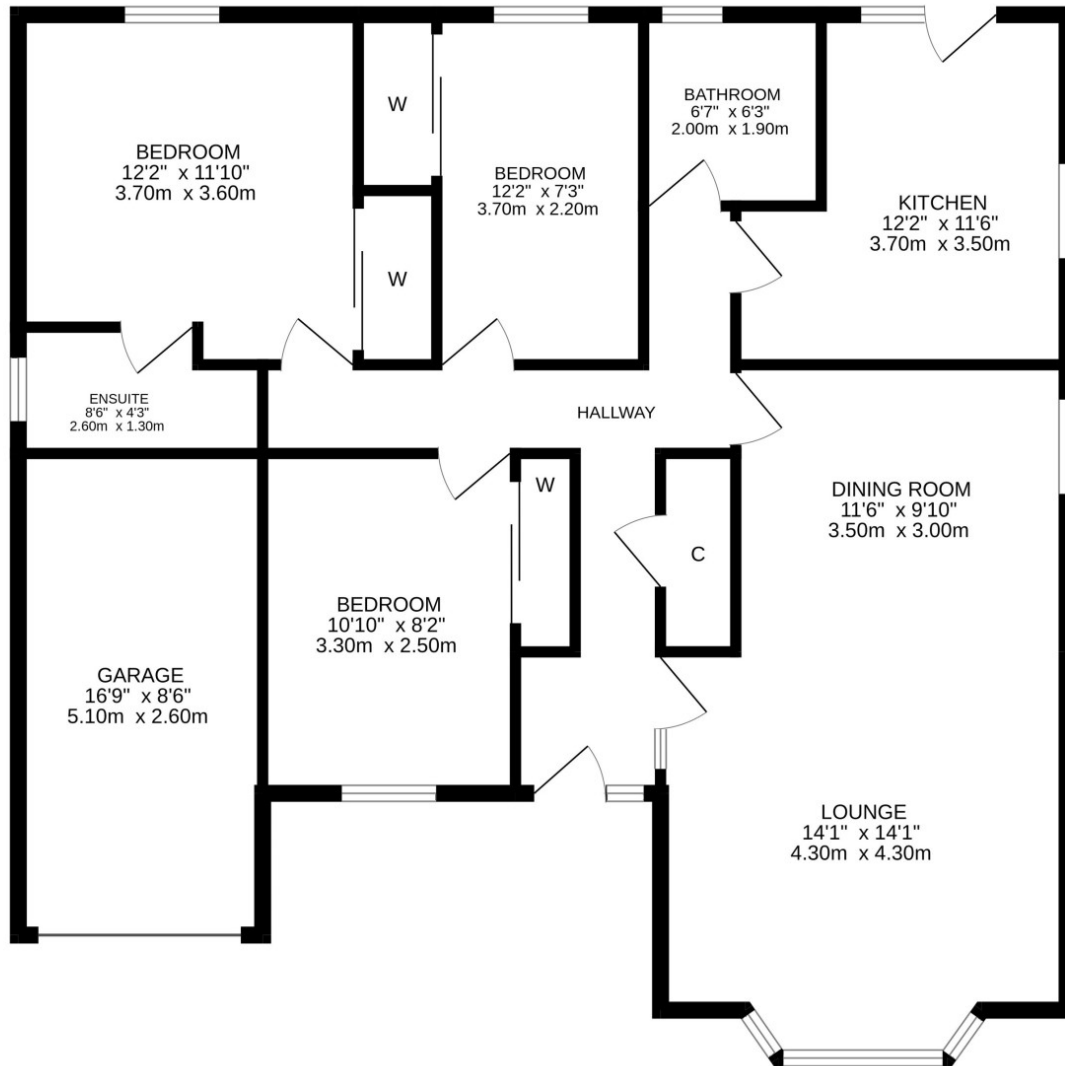














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**Comrie**  
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Tel: 01764 670325

**Aberfeldy**  
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