



7 DALGINROSS GARDENS, COMRIE, PH6 2HQ

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Irving Geddes are delighted to offer for sale this modernised two bedroom retirement property enjoying a corner position in a highly sought after development within the beautiful Perthshire conservation village of Comrie. This end-terrace bungalow has been upgraded throughout with accommodation all on one level comprising; VESTIBULE, HALL with large storage and attic access, LOUNGE with square bay window and sliding door to the beautiful modern KITCHEN with door to rear, TWO DOUBLE BEDROOMS (both with built-in wardrobes) and SHOWER ROOM. The grounds are communal but the property does enjoy a quiet spot in the corner of the development, the front overlooking attractive gardens and the rear a secluded area of lawn with dry-stone wall border with private summerhouse adjacent. A very well appointed home in true move-in condition, located in a quiet retirement complex within easy reach of all amenities in a highly desirable Perthshire village.

**Further Information** A monthly management fee of £90.00 is payable which covers ground maintenance, external painting, roof maintenance, buildings insurance & factoring. An age restriction of 60 years minimum applies in the case of single occupancy or in the case of a two person household, at least one occupant requires to be 60 years or over.

**Energy Performance** Rated 'E' for efficiency.      **Council Tax** Band 'D'

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

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

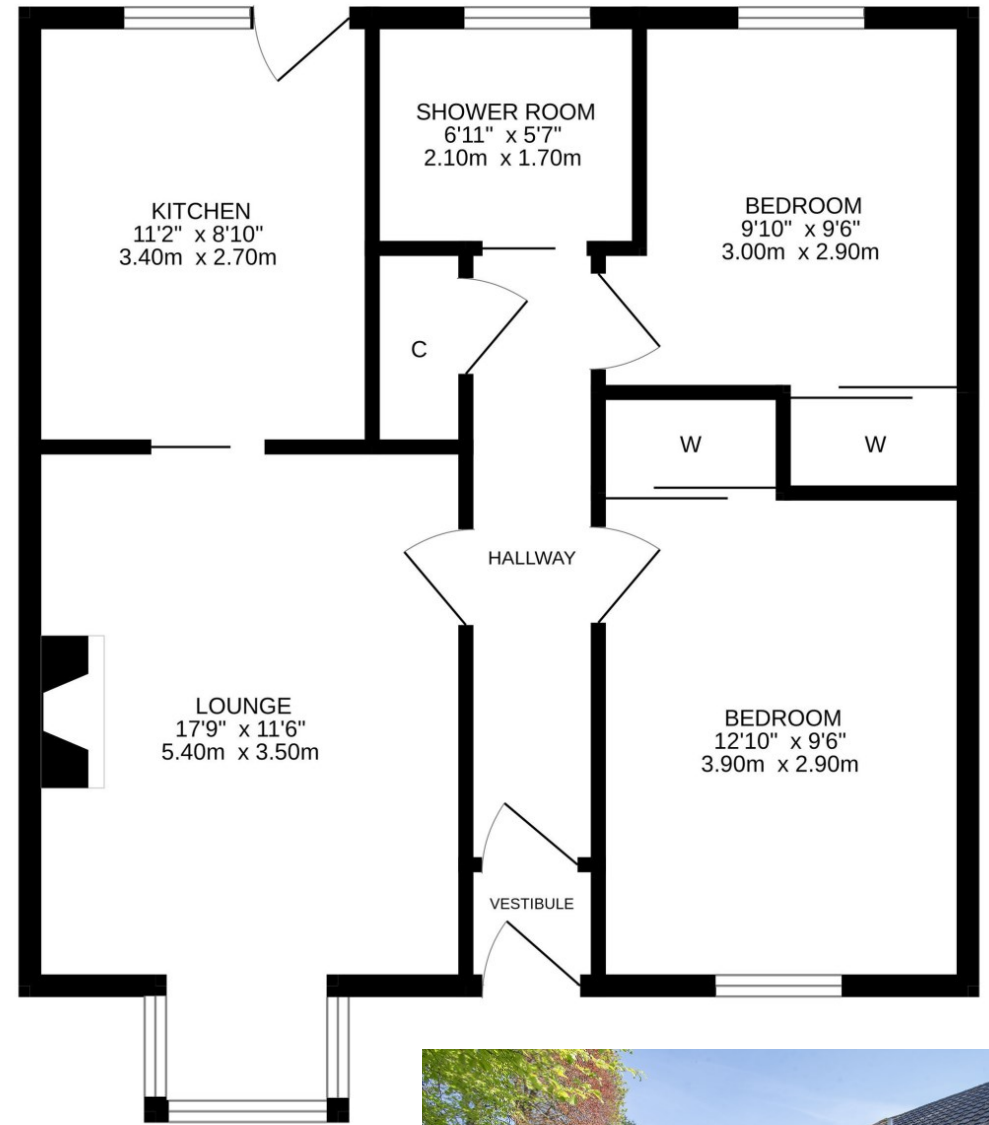
**Comrie** is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & 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.



STRICTLY  
NO VEGETABLES

**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