



4 GOWANLEA PLACE
COMRIE, PERTSHIRE, PH6 2EJ

IrvingGeddes
W.S. • Solicitors • Estate Agents

4 GOWANLEA PLACE, COMRIE, PERTHSHIRE, PH6 2EJ

Irving Geddes are delighted to offer for sale this spacious three bedroom detached bungalow enjoying a quiet cul-de-sac location within a popular residential area of the sought-after Perthshire village of Comrie. A well proportioned layout comprising HALL with storage and hatch to partially floored attic, large LOUNGE with open access to a DINING ROOM, fitted KITCHEN with built-in storage, THREE DOUBLE BEDROOMS with built-in wardrobes, contemporary BATHROOM with bath and separate shower, additional SHOWER ROOM & UTILITY ROOM. The property is warmed by gas central heating and double-glazed throughout.

The property benefits from a good-sized corner plot, laid mainly to lawn. There is ample parking on a mono-bloc driveway, leading to a detached garage to the rear. Mature planting throughout, with a beech hedge boundary providing much privacy. A large paved patio lies to the rear in addition to an area of lawn.

Likely to have broad appeal, the property is presented in true move-in condition and enjoys an enviable location in one of Perthshire's most sought after villages.

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

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

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



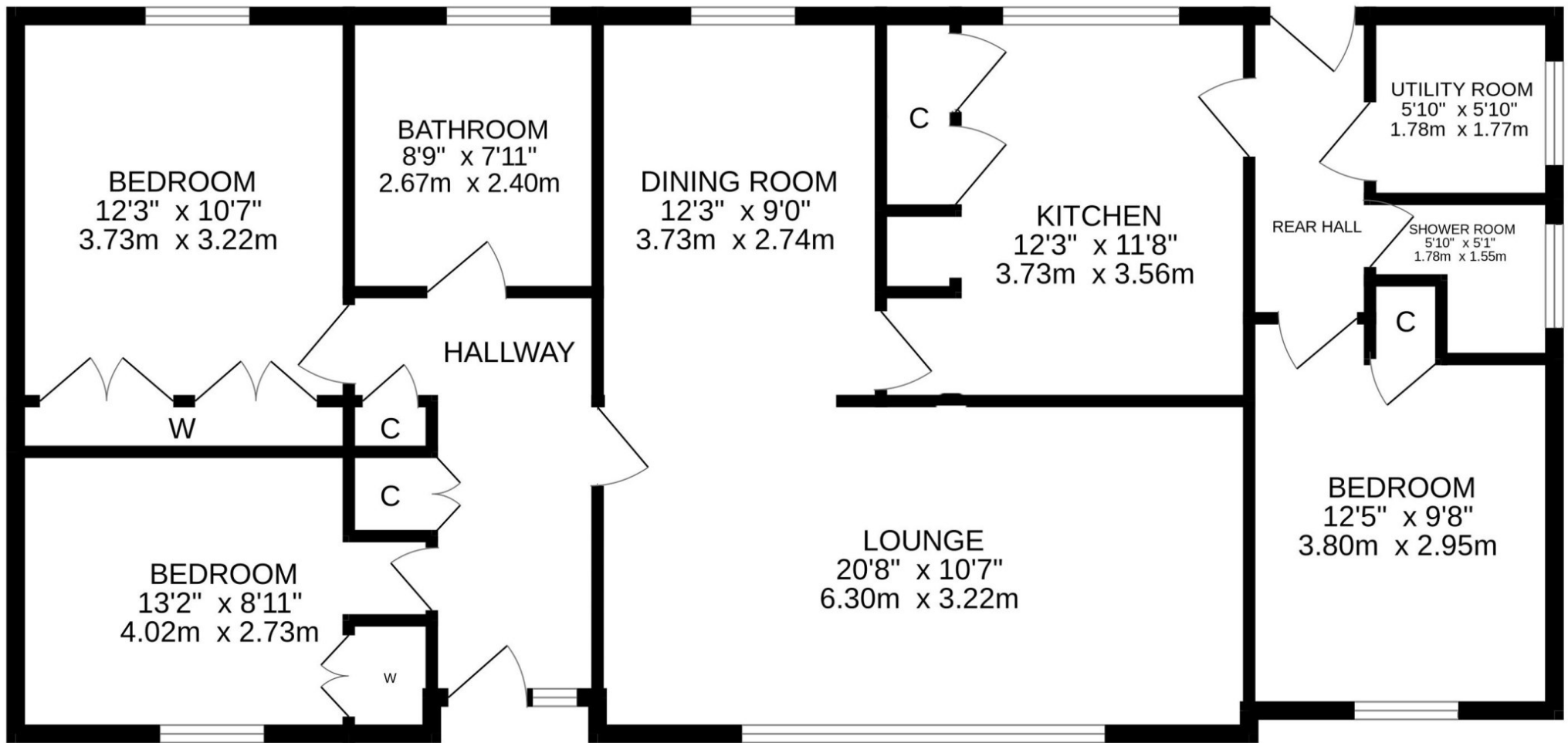








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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