



15 STRATHVIEW PLACE
COMRIE, PH6 2HG

IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well presented three bedroom detached bungalow enjoying a quiet cul-de-sac location, within a popular residential area in a highly sought after Perthshire conservation village. A well-proportioned layout comprising; L-shaped HALL with two large storage cupboards & hatch to large attic space, large LOUNGE/DINING ROOM with patio doors to rear, modern fitted KITCHEN, THREE BEDROOMS (master with built-in wardrobe), and FAMILY BATHROOM. The property is warmed by gas-fired central heating (new boiler fitted 2021) and double-glazed throughout.

Located towards the head of a small cul-de-sac, the property benefits from manageable private gardens. The front is laid to lawn with a paved & gravel drive leading to a detached single garage. The fully enclosed rear is again laid to lawn with planted borders, seating areas and greenhouse.

An attractive modern bungalow, enjoying an enviable location in one of Perthshire's most popular villages. Likely to have broad appeal and early viewing is advised.

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).





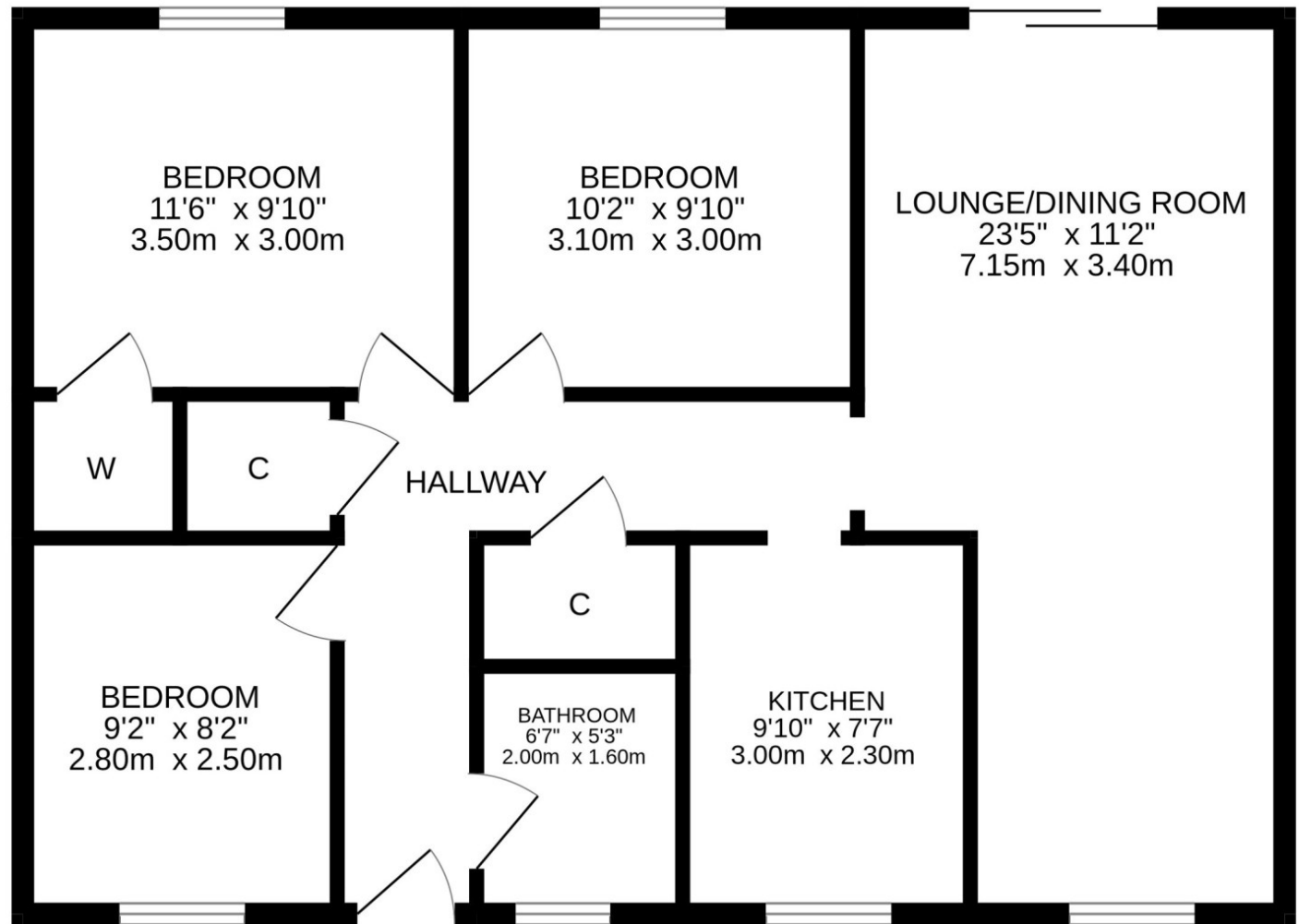
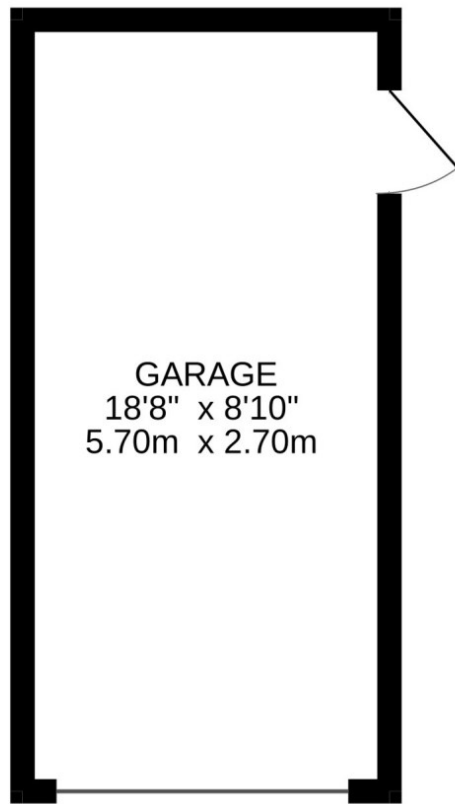




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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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Energy Performance Rated 'C'

Council Tax Band 'E'

Video Tour

<https://my.matterport.com/show/?m=UAYshTFjCtZ>

Viewing

Strictly by appointment through Irving Geddes.



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