



1 RUCHIL PLACE, COMRIE,
PERTSHIRE, PH6 2HT





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We are delighted to offer for sale this spacious and well maintained 3 bedroom detached bungalow enjoying a most private, yet central location in the sought-after Perthshire village of Comrie. Boasting an enviable setting at the edge of a small cul-de-sac consisting of only six properties. This property enjoys well proportioned accommodation throughout and comprises; Enclosed PORCH with storage cupboard, wide L-shaped HALLWAY with storage & floored attic with ladder, large LOUNGE/DINING AREA/STUDY with dual aspect windows, fully fitted KITCHEN with door to UTILITY area with rear door, THREE DOUBLE BEDROOMS (all with built-in wardrobes), CLOAKROOM, BATHROOM with electric shower over bath, DINING ROOM/STUDY leading to CONSERVATORY with door to fully enclosed rear garden. Warmed by gas-fired central heating & double glazed throughout.

Attractive landscaped garden grounds surround the property. The front and side are laid to lawn with paviour pathways, mature planted borders & attractive Pieris Hedging. The driveway leads to a single garage with electric roller door and pedestrian access at the rear. Paved pathways lead to the side and rear, where there are further areas of lawn with a variety of mature shrubs, timber & hedge border, a large paved patio with two timber sheds and additional summerhouse boasting views towards the stunning scenery beyond.

This property is presented in true move-in condition, enjoying a prime location within one of Perthshire's most sought after villages.

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, restaurants, hotels, 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).















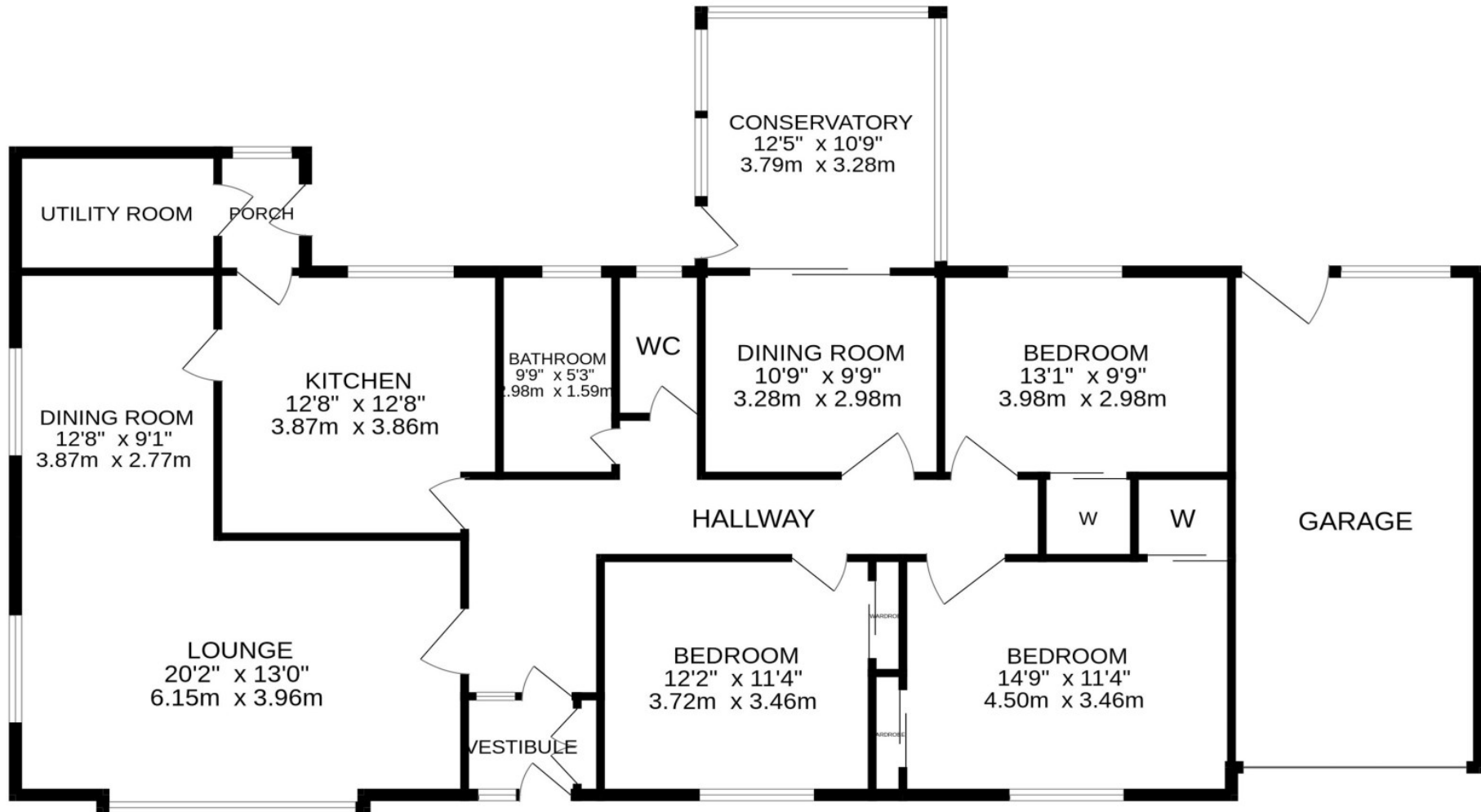


3D Tour <https://my.matterport.com/show/?m=KmYzNxKWhEW>

Energy Performance Rated 'D' Council Tax Band 'F'

Viewing Strictly by appointment through Irving Geddes.

Services Mains electric, gas, water and drainage.



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