

32 TAY AVENUE  
COMRIE, PH6 2PF



## 32 TAY AVENUE, COMRIE, PH6 2PF

We are delighted to offer for sale this well presented south facing three bed detached bungalow located in a popular residential area of the highly sought after Perthshire conservation village of Comrie. A spacious layout comprising: L-shaped HALLWAY with storage & hatch to large attic, LOUNGE/DINING ROOM, KITCHEN with door to rear, FAMILY BATHROOM, and THREE DOUBLE BEDROOMS, all with built-in wardrobes & the master with EN-SUITE SHOWER ROOM. The property is warmed by gas central heating and is double glazed throughout.

The property has private gardens to the front and rear. The front garden is laid to lawn with a gravel driveway leading to an attached single garage. The fully enclosed rear has a large area of lawn bordered by timber fence and hedging.

A quality home boasting a prime location in one of Perthshire's most sought after villages.

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

**Video Tour** <https://my.matterport.com/show/?m=t41RbK5KVmj>

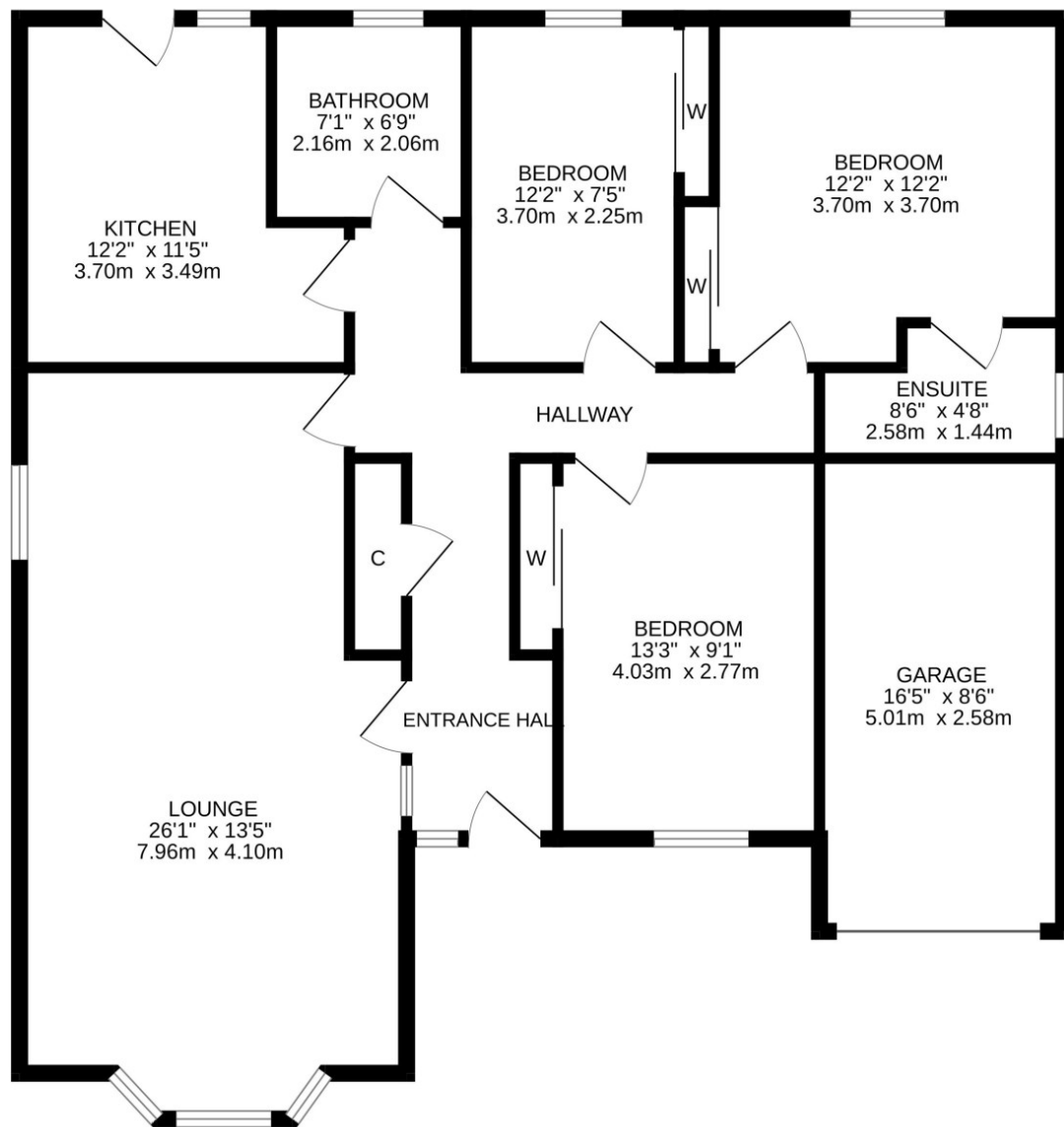
**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.











IrvingGeddes  
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.