

2 EARNMUIR ROAD
COMRIE, PH6 2EY



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We are delighted to offer for sale this end terraced 1 bedroom bungalow enjoying a quiet cul-de-sac location within a popular residential area of the highly sought after Perthshire conservation village of Comrie. The property would benefit from some modernisation & cosmetic upgrades, and has well proportioned accommodation comprising: HALLWAY with storage, large LOUNGE, DINING KITCHEN with door to garden, DOUBLE BEDROOM with built-in wardrobes, and SHOWER ROOM. The property is warmed by electric heating and is double glazed throughout.

No.2 benefits from a corner plot with private gardens and parking. The good sized private gardens to the front and rear. The front garden is laid to gravel with an adjacent private parking space. The fully enclosed rear garden has an area of lawn, paved patio, and mature planted border.

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

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

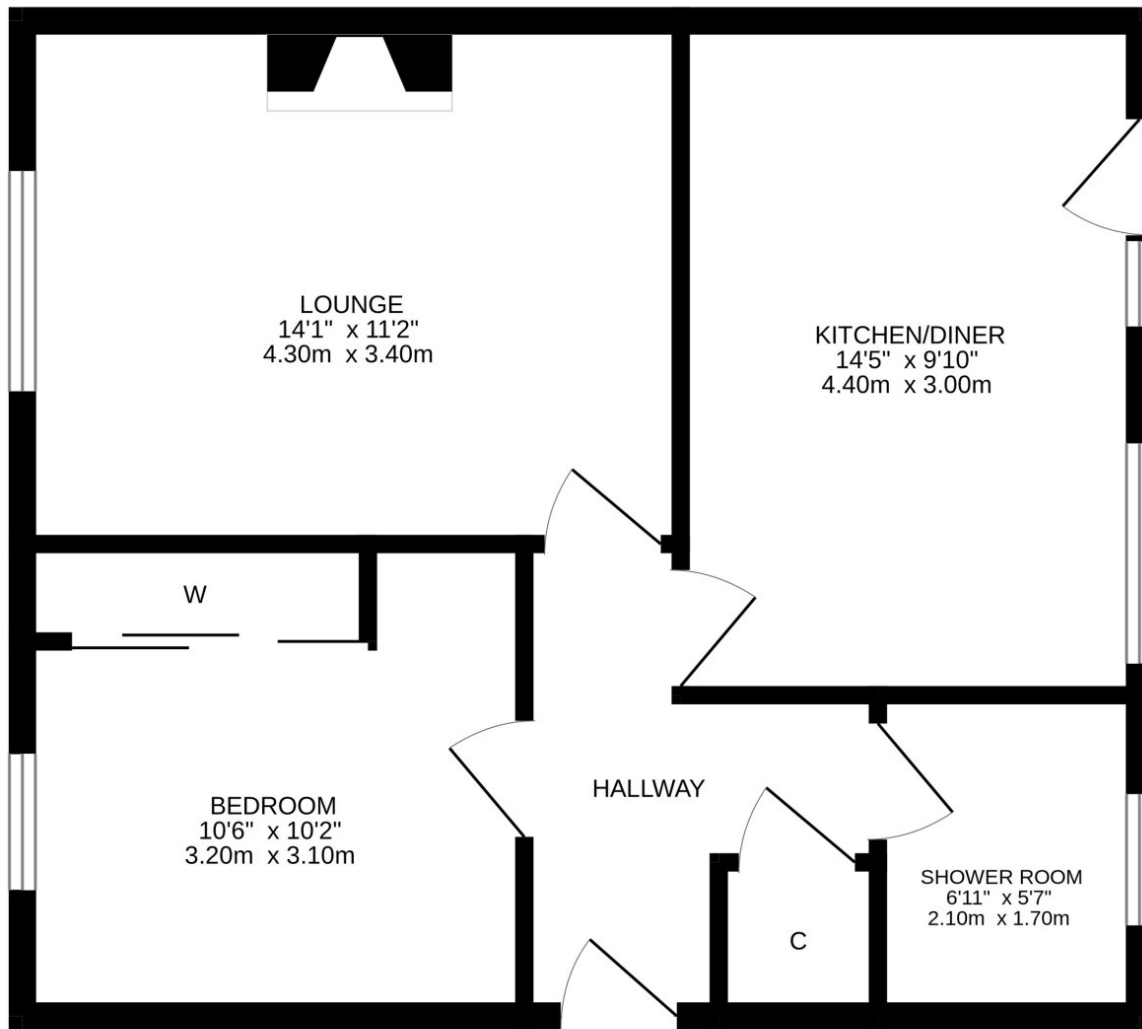
Video Tour <https://my.matterport.com/show/?m=E8wkVBJq8HM>

Viewing Strictly by appointment through Irving Geddes - 01764 670325









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, 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.

