



CRUACHAN, 21 POLINARD,
COMRIE, PERTHSHIRE, PH6 2HJ

IrvingGeddes
W.S. • Solicitors • Estate Agents

Irving Geddes are delighted to offer for sale this exceptional three bedroom detached bungalow boasting an enviable setting at the edge of a quiet cul-de-sac, close to the centre of the ever popular conservation village of Comrie. Polinard is a well maintained area, located on the southern periphery of the village, comprising a range of individually styled bungalows, set around a substantial central green-space.

Completely modernised & extended to an extremely high standard, the layout has been reconfigured to provide stunning open-plan living. The accommodation comprises; ENTRANCE VESTIBULE, HALLWAY with storage, large LOUNGE (with wood burning stove) open to a stunning bespoke DINING/KITCHEN with island, GARDEN ROOM with patio doors leading to the wrap-around garden, CLOAKROOM, spacious UTILITY ROOM with bespoke fitted units & door access to the garden, THREE DOUBLE BEDROOMS (all with quality built-in wardrobes), BATHROOM with shower over bath, separate SHOWER ROOM with superior fixtures & fittings.

A further notable feature is the beautifully fully enclosed wrap-around landscaped gardens which have been designed with ease of maintenance in mind. As with the internal space, the gardens are presented with an exacting attention to detail. The front comprises area of lawn, mature planting and a stone chipped driveway leading to the detached garage (with power/light & new roof), stone steps lead up to an external covered porch/front door. The fully enclosed rear is a tremendous space in which to enjoy al-fresco relaxing/dining, with the addition of a "pergola/sitooterie" & patio area overlooking the south facing garden. The main area is laid to lawn with attractive planted beds, some raised beds and paved patio. This quiet garden offers attractive open views towards woodland at the rear and surrounding hills to the front.

21 Polinard 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).























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.

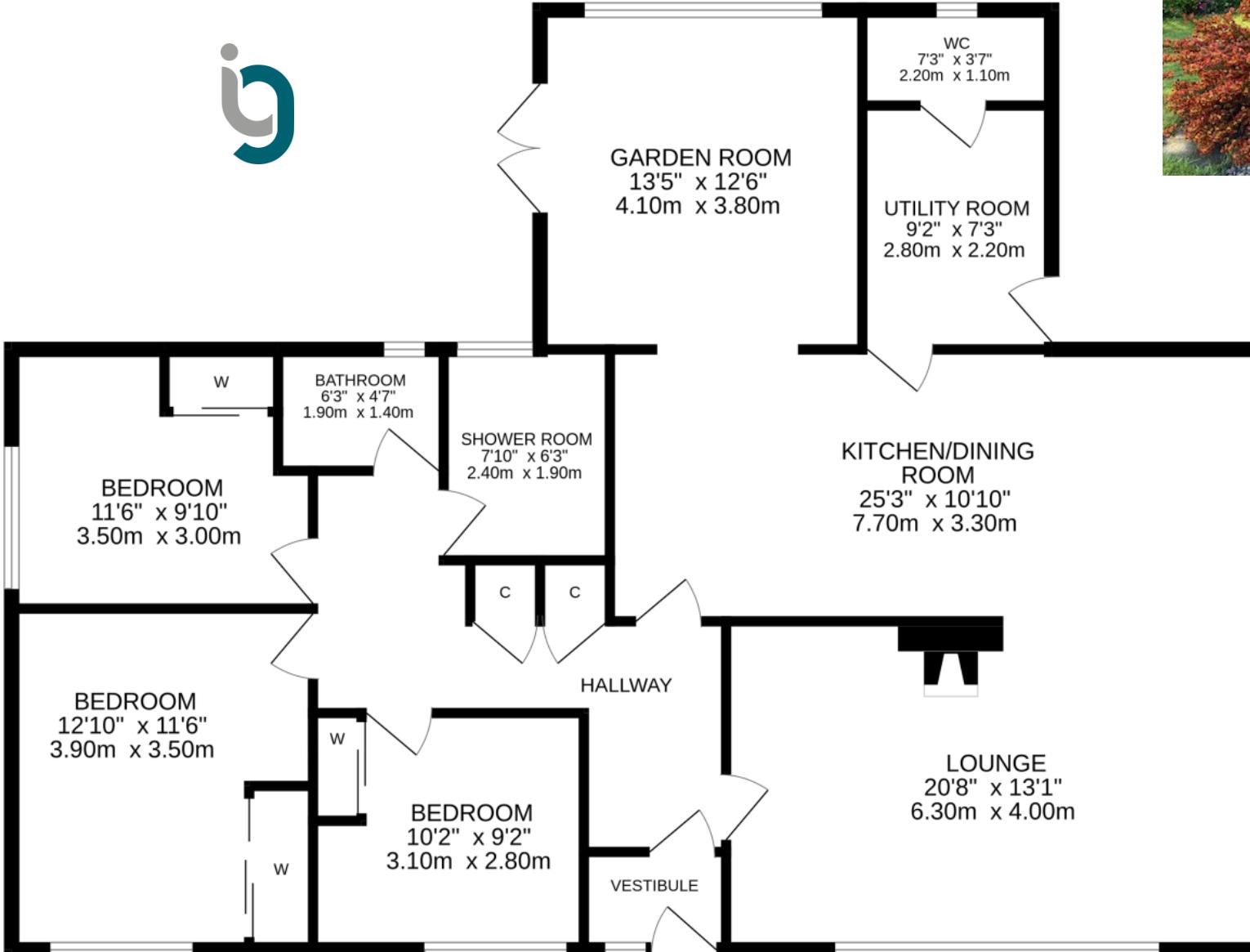
Energy Performance Rated 'D'

Council Tax Band 'E'

Video Tour

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

Viewing strictly by appointment through Irving Geddes - 01764 670325 / 653771



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