



4 SCHOOL ROAD,
COMRIE, PH6 2LZ

IrvingGeddes
W.S. • Solicitors • Estate Agents

4 SCHOOL ROAD, COMRIE, PH6 2LZ

Irving Geddes are delighted to offer for sale this well presented three bedroom detached bungalow boasting a beautiful open outlook & private, yet central location in the highly sought-after Perthshire village of Comrie. The layout comprises; ENTRANCE PORCH, HALLWAY with storage, spacious LOUNGE with feature fireplace & enjoying a superb uninterrupted aspect over fields to Dun More hill & Lord Melville's Monument, DINING KITCHEN, UTILITY ROOM with rear door access, THREE DOUBLE BEDROOMS (one en-suite) & family BATHROOM. The property is warmed by gas-fired central heating and double-glazed throughout.

The property has good sized private gardens that surround the property. There is an area of lawn, raised beds & mature planting. The rear is laid mainly to lawn with timber shed and access from both sides to the front garden. There is a private access lane passing neighbouring properties, No4. is located in the middle. In addition there is an single garage located at the start of the lane.

A most attractive bungalow, offered in true move-in condition, in an enviable location from which woodland/riverside walks are adjacent, as are the many amenities on offer in this bustling Perthshire village. Likely to have broad appeal, 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).

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

Video Tour <https://my.matterport.com/show/?m=zGNsY6naz74>

Viewing Strictly by appointment through Irving Geddes -
01764 670325 / 653771.



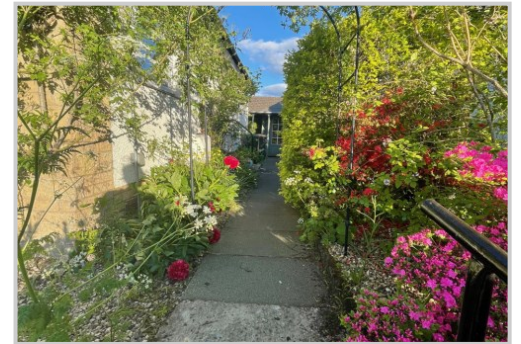




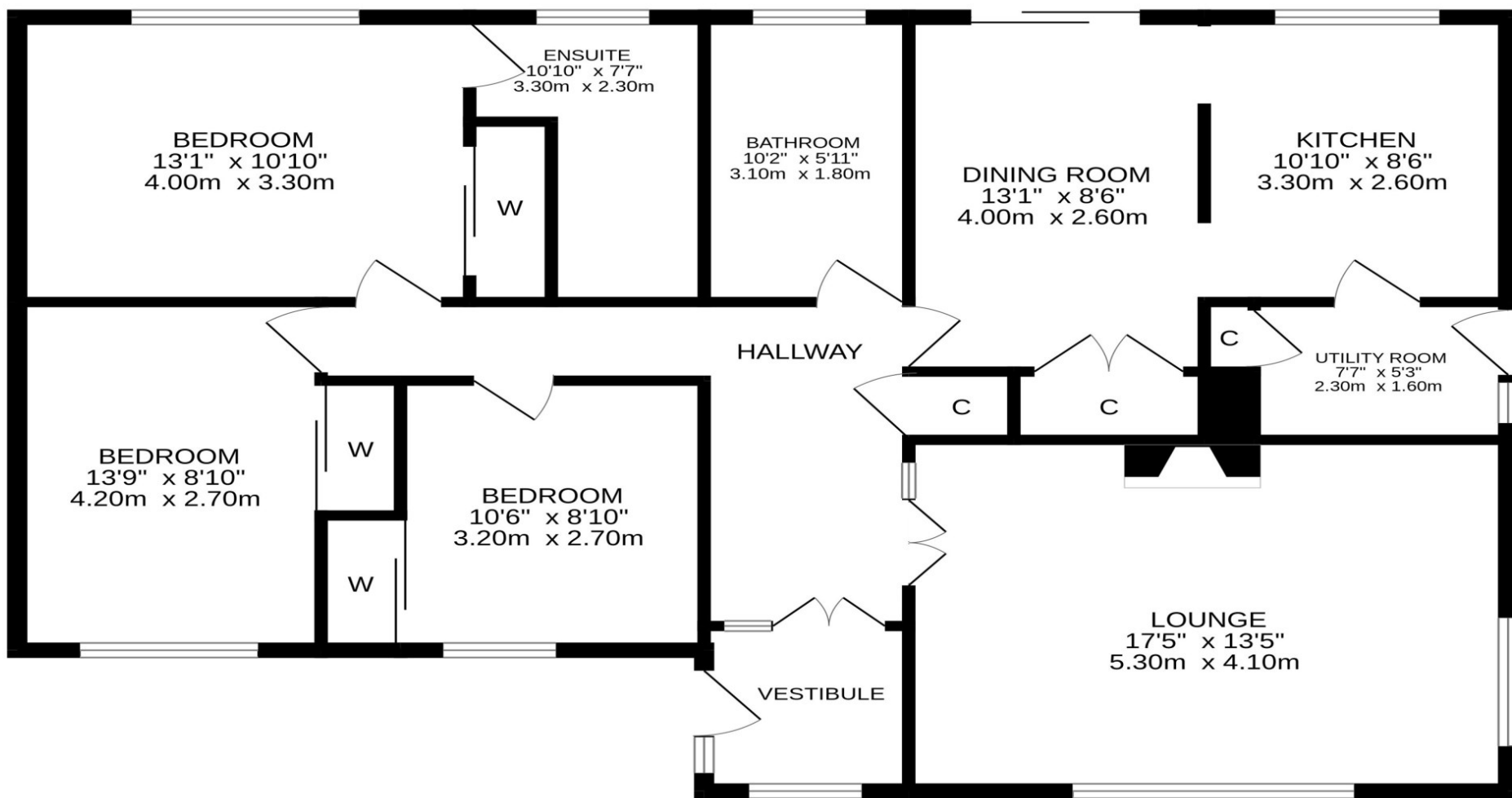












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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