

BALNAGOWAN, CAMP ROAD, COMRIE, PH6 2HA



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this spacious three bedroom detached bungalow set within a generously sized garden, in a quiet yet central location in the highly sought-after Perthshire village of Comrie. The property is of timber frame construction and therefore lending may be restricted. The layout comprises a VESTIBULE, HALL with storage, large LOUNGE with open fire and square bay with patio doors, open to a DINING ROOM, KITCHEN, side PORCH with 2 storage cupboards, MASTER BEDROOM with EN-SUITE BATHROOM, 2 further DOUBLE BEDROOMS and FAMILY BATHROOM. The property is warmed by gas central heating.

Fully enclosed gardens surround the property, with mature planting throughout and large areas of lawn. There is a greenhouse and detached timber garage/store, a roofed pergola linking it to the house.

Balnagowan was vacated recently, having been rented out for a number of years. The property requires upgrading/modernisation, and the site is an ideal development opportunity, subject to obtaining any necessary permissions. Enjoying a prime location in one of Perthshire's most sought after villages, within easy reach of the centre. Likely to be a welcome addition to the market, with broad appeal. Early viewing is advised.

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

Video Tour <https://my.matterport.com/show/?m=kG3BaqMeuaG>

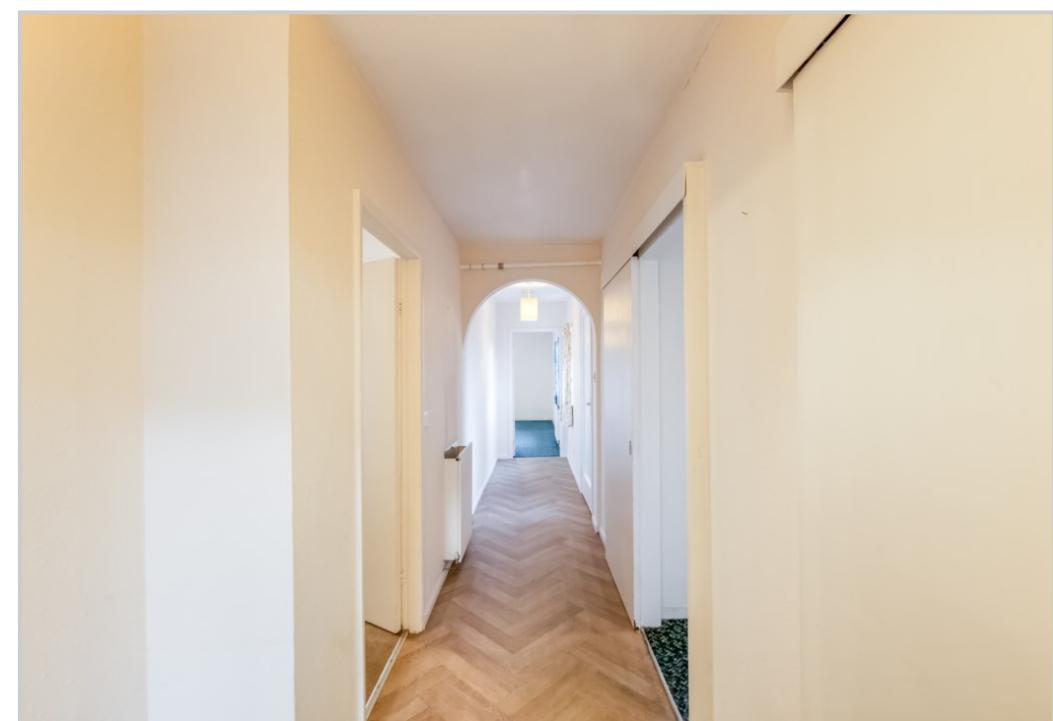
Viewing Strictly by appointment through Irving Geddes - 01764 670325.

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, 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).



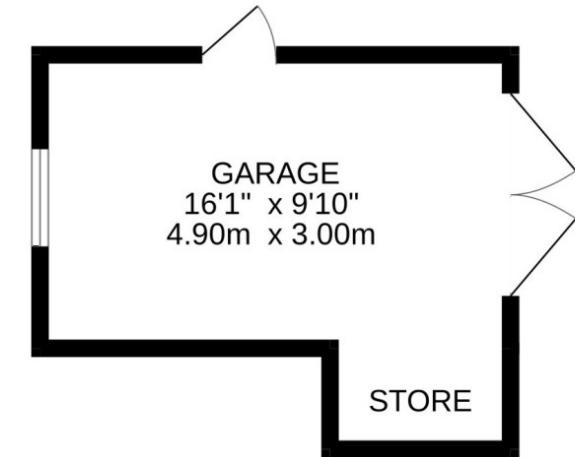
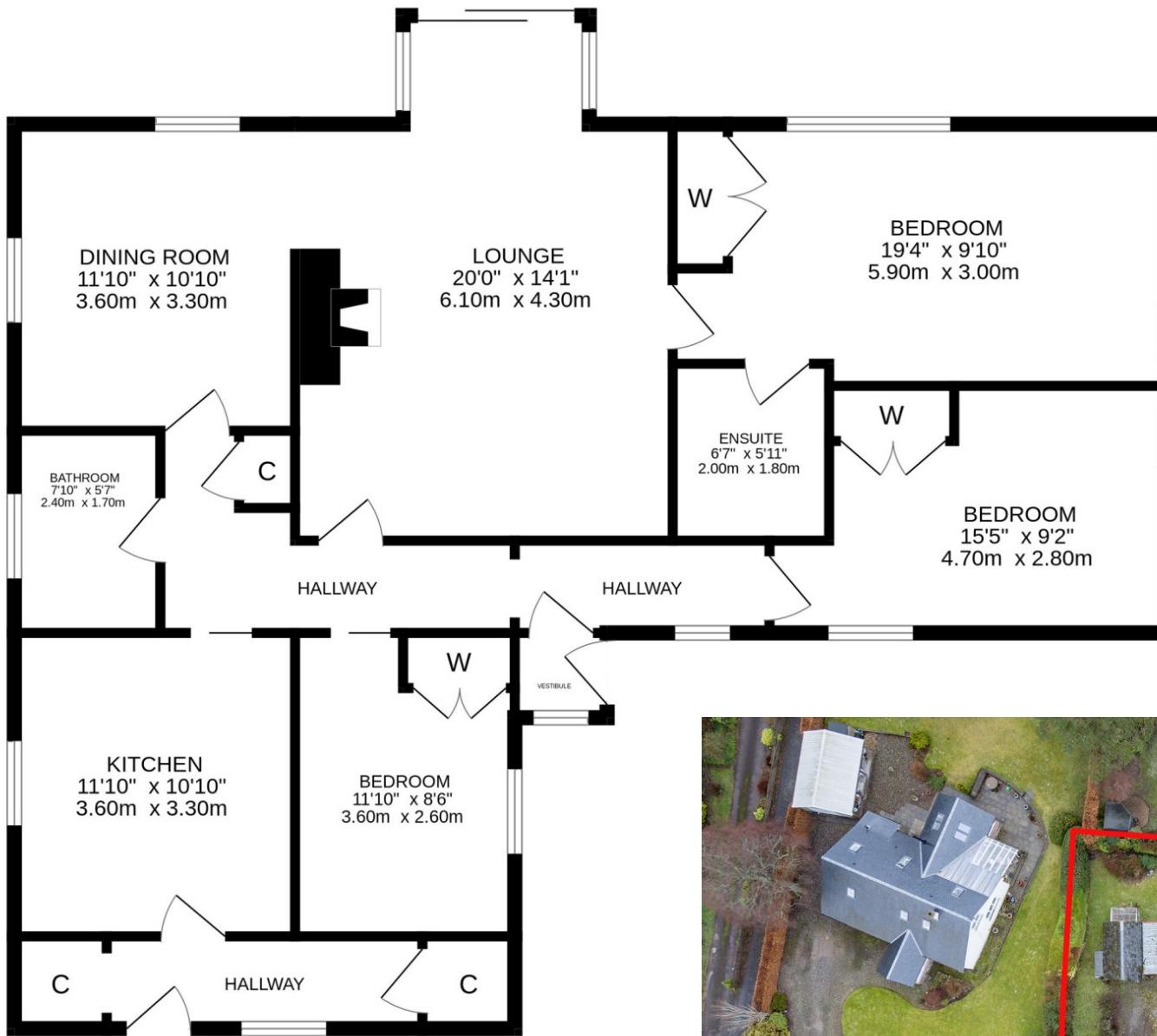












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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

**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