



**Failte**, 58 Strowan Road, Comrie, PH6 2EH

Guide Price £175,000



**IRVING  
GEDDES**

w.s. | solicitors | estate agents



## Failte, 58 Strowan Road, Comrie, PH6 2EH

Irving Geddes are delighted to offer for sale this well proportioned 3 bed detached bungalow with manageable gardens, located within the highly sought after Perthshire conservation village of Comrie. Presented in move-in condition the property comprises, PORCH, LOUNGE, KITCHEN, SHOWER ROOM & 3 DOUBLE BEDROOMS. The master has a door leading to the rear garden and the smaller bedroom is currently utilised as a dining room. The property is double glazed throughout and is warmed by mains gas fired central heating.

There are private gardens to the front and rear. The front with a lawn, mature planting and paved area. The rear again has a lawn, paved patio and single garage, accessed via the cul-de-sac to the rear.

Failte is likely to be a welcome addition to the market with broad appeal and early viewing is advised.

Within walking distance of the centre of the village, Failte enjoys a great location in one of Perthshire's most desirable spots. Comrie is a beautiful and lively village nestling on the banks of the River Earn, some 7 miles west of Crieff and only 25 miles from the cities of Perth & Stirling. There are a number of independent shops along with 2 hotels, restaurants, medical centre and dentist. There is Primary schooling within the village with both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, with many woodland and hill walks nearby, renowned mountain-biking at 'Comrie Croft' and water sport at Loch Earn (6miles).

[www.irvinggeddes.co.uk](http://www.irvinggeddes.co.uk)







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.

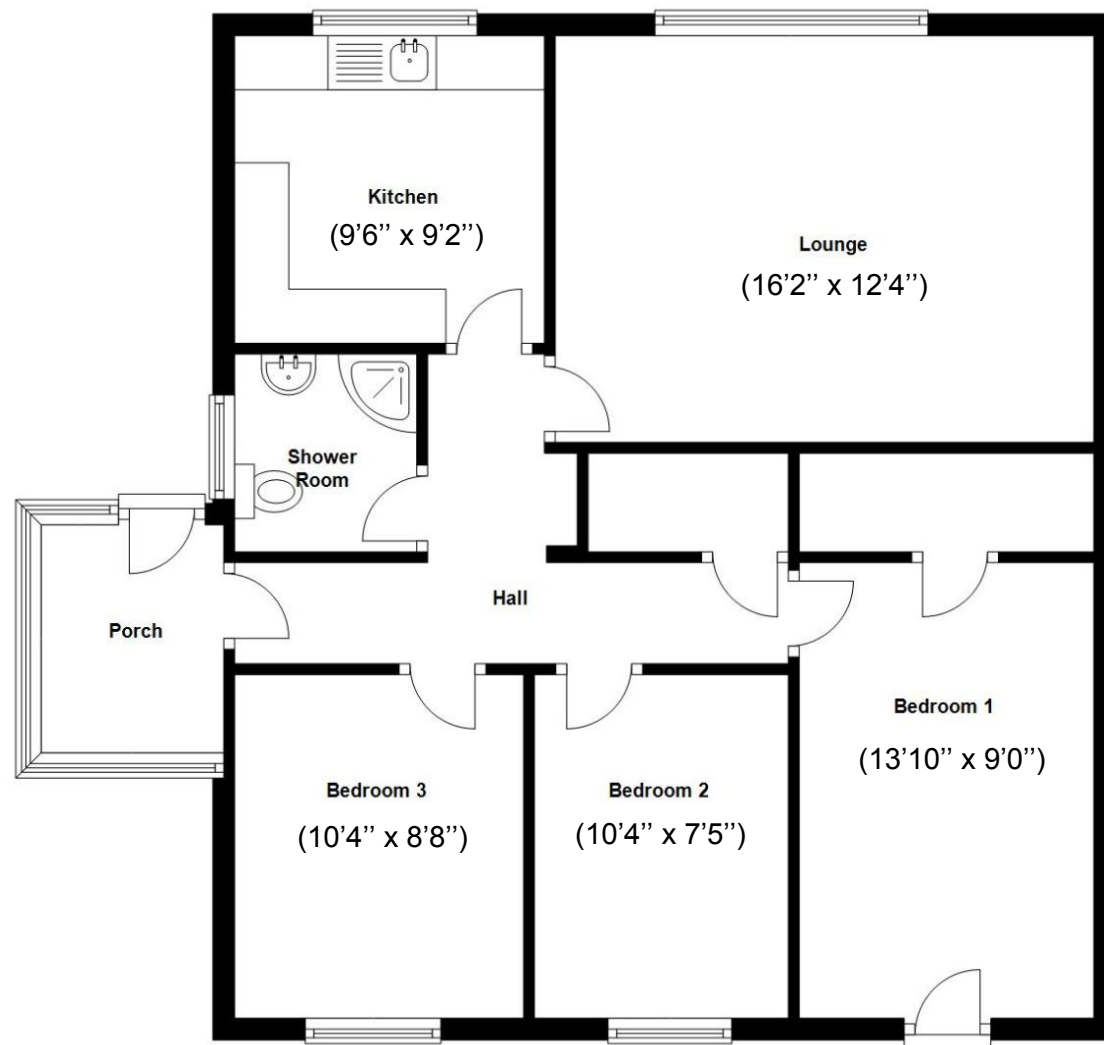




**Directions** From the centre of Comrie cross over the bridge immediately before the White Church, turning left into Strowan Road. Go past the Fire Station, round the sharp right hand bend and continue towards the top and the property is located on the right, shortly before the Medical Centre.

**Viewing** Strictly by appointment through Irving Geddes W.S. on 01764 670325/653771.

**Energy Performance** Rated 'D' for efficiency.



**Thinking of selling?**  
Call us now for a free valuation for your own property.

**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