

IRVING
GEDDES

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3 Lochay Drive, Comrie, Perthshire, PH6 2PE

Offers Over £165,000



3 Lochay Drive, Comrie, PH6 2PE

We are delighted to offer for sale this attractive two bedroom detached bungalow located within the ever popular Perthshire conservation village of Comrie. No.3 enjoys a private position within a quiet cul-de-sac and offers well proportioned accommodation presented in move-in condition. Comprising hall, sitting room, modern dining kitchen, bathroom, two double bedrooms and large conservatory. Externally the property boasts low maintenance gardens and off-street parking. The property is warmed by gas central heating, with a log burner in the conservatory and is double glazed throughout.

Hallway L-shaped hall, giving access to living accommodation. Access hatch to partially floored, fully insulated attic space.

Sitting Room (10'10" x 10'4")

Linking the hall to the conservatory this good sized public room has a large storage cupboard and double doors to the rear.

Kitchen (12'6" x 12'4")

Modern fitted kitchen located to the front. Ample space for a range of furniture. Two large storage cupboards.

Master Bedroom (13'6" x 10'6" including recess)

Principal bedroom located to the rear with recessed storage area.

Bedroom Two (9'2" x 8'10")

Second double located to the front of the property, housing the gas boiler.

Bathroom Fitted with a modern white suite comprising: bath with shower over, WC and WHB.

Conservatory (13'8" x 12'4")

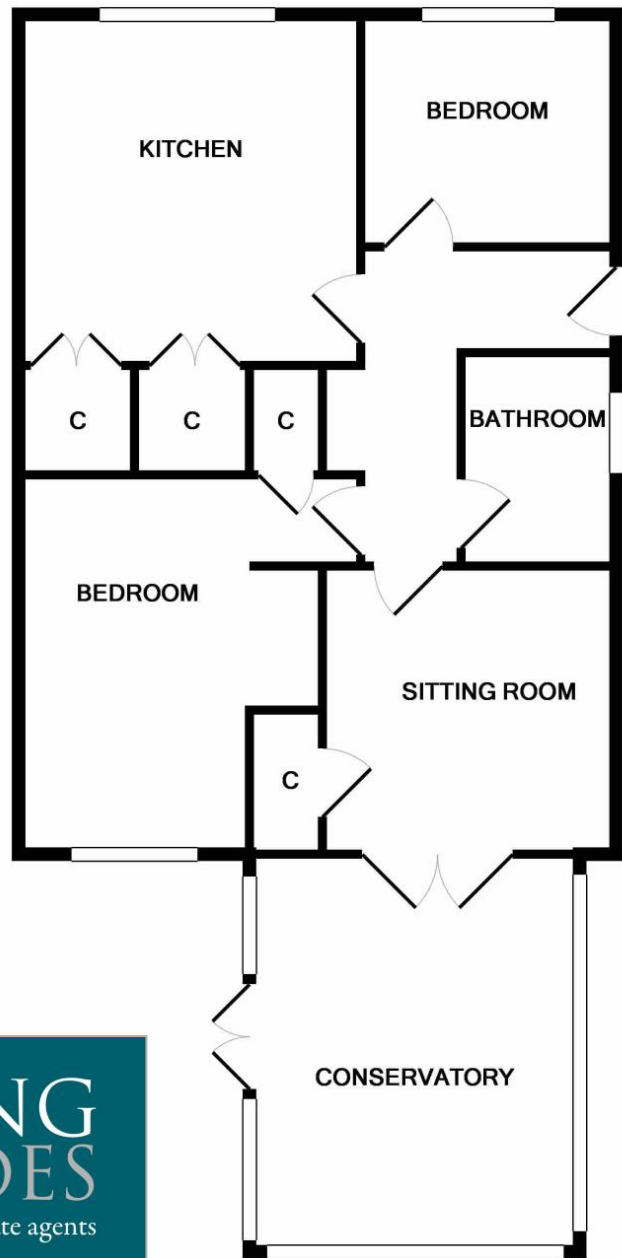
Superb addition to the original property, this larger quality fitted conservatory has exposed timber beams, wood burner to the rear and door to the garden.

Exterior Mature gardens with the front laid to lawn. A paved drive to the side, leads to a manageable south facing rear garden with lawn and paved patio adjacent to the conservatory.





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

Heading West through Comrie take a left over the Bridge immediately following the Royal Bank of Scotland. Go over the bridge and turn first left into Strowan Road. Continue round a right hand bend at the fire station. Take the first left into Tay Avenue and second left into Lochay Drive continuing round to the left and the property is located a short distance on the left hand side.

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

Energy Performance Rated 'C'



Thinking of selling?

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25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
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