



Detached Bungalow

Two Bedrooms

Master En-Suite

Conservatory

GCH & DG

Manageable Gardens

Move In Condition

65 Tay Avenue, Comrie, PH6 2PF

Offers in Region of **£153,000**

Home Report Value £160,000

65 Tay Avenue, Comrie, PH6 2PF

We are delighted to offer for sale this detached bungalow within the sought after Perthshire conservation village of Comrie. Accessed from the side into a good sized hallway with linen cupboard. There is a bathroom to the right and bedroom to the left with conservatory off. A further bedroom with en-suite shower room is at the end of the hall. The spacious lounge with bay window is located to the front with fitted kitchen off. There are manageable front and rear gardens with ample off street parking. The property is presented in move in condition and with a great location, gas central heating, double glazing and well proportioned accommodation, this is likely to have broad appeal.

Hall Providing access to bathroom, bedrooms and lounge. Storage cupboard and access hatch to loft.

Lounge (17'3" x 13'11") Sizeable lounge with bay window & door to kitchen.

Kitchen (8'10" x 7'7")

Fitted with a range of wall & base units. Integrated oven & gas hob. Plumbing for washing machine.

Master Bedroom (11'10" x 8'10" excluding en-suite)

Double bedroom located to the rear. Built-in wardrobes with sliding mirror doors. **En-suite shower room** with shower cubicle, WC and WHB.

Bedroom Two (10'4" x 7'10")

Second bedroom located to the rear with built-in wardrobe and door to rear.

Conservatory (12'9 x 9'4").

A most useful addition to the original layout. Accessed externally or via bedroom two.

Bathroom (7'7" x 6'6") Coloured suite of bath, WC and WHB.

Exterior Garden laid to lawn to the front with driveway adjacent. The rear garden is again laid mainly to lawn with mature planted borders, timber shed and timber fence border.

Directions From the centre of Comrie take the B827 over the bridge before the White Church and immediately after crossing turn left into Strowan Road. Passing the fire Station take the sharp right-hand bend and then the 2nd left into Tay Avenue. The property is located on the right.

Energy Efficiency Rated 'D'.

Viewing By appointment through Irving Geddes on 01764 670325/653771.

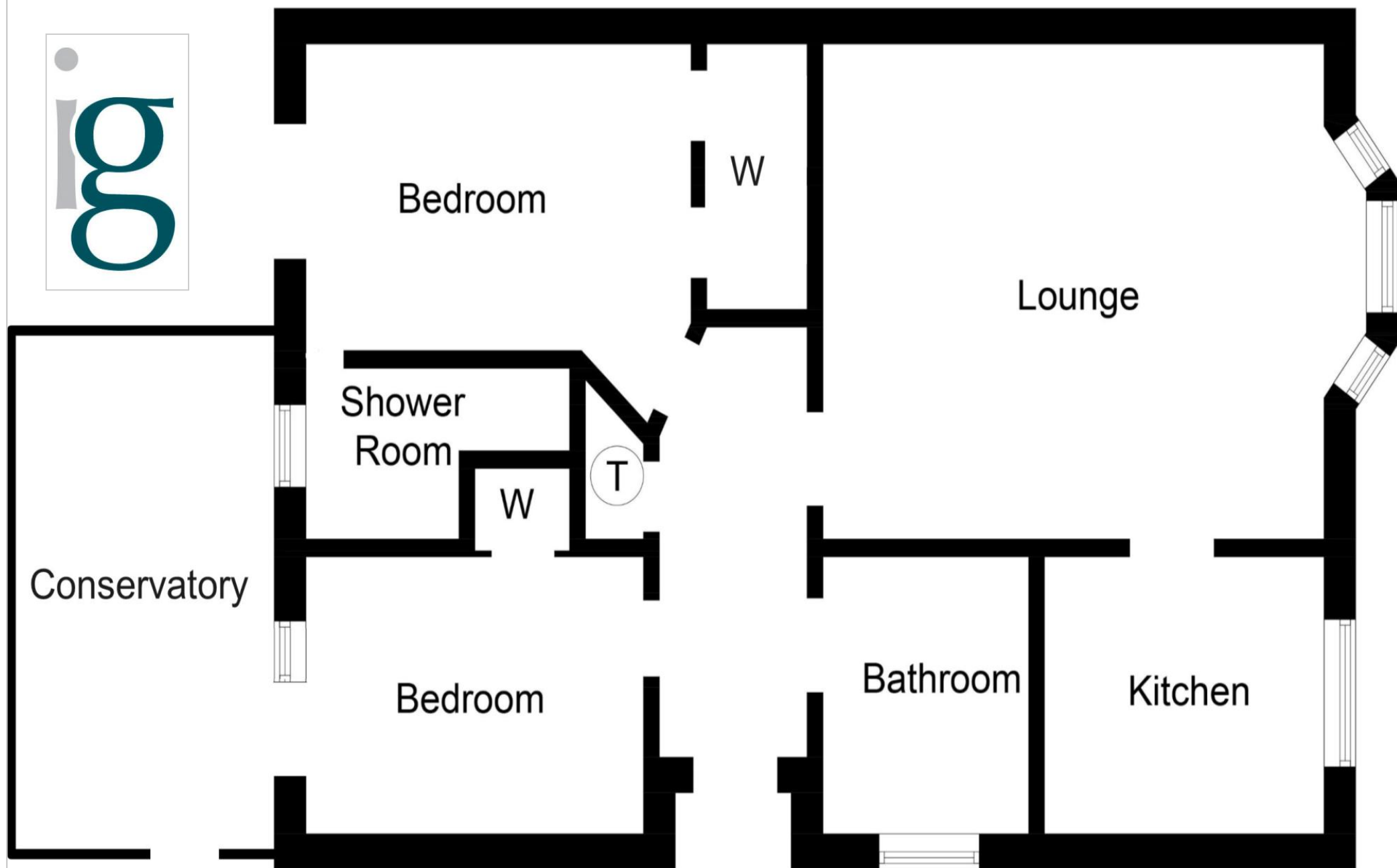




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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.



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