

EASTWOOD, 3 POLINARD, COMRIE PH6 2HJ

GUIDE PRICE £290,000



IRVING  
GEDDES

w.s. | solicitors | estate agents



We are delighted to offer for sale this extended four bedroom detached bungalow, within a sought after area of the ever popular conservation village of Comrie. Polinard is a well maintained cul-de-sac with large central 'green', located on the southern periphery of the village.

Eastwood offers a generous, flexible layout including a large modern kitchen with central island, five-ring Neff hob, Neff double oven/grill, integrated fridge/freezer & dishwasher. The kitchen is open to a dining/family area, there are two further public rooms and generously sized bedrooms. The property is warmed by gas central heating and is fully double glazed. Lots of storage cupboards in hallway, partially floored attic and fitted cupboards in all double bedrooms.

To the front there is a good sized low maintenance garden, laid to chips with a planted border. Off-street parking leads to a single garage (power, lighting & auto-door). The enclosed rear garden is laid to lawn and bordered with hedging. The garden also boasts a paved patio area, timber shed and summerhouse.

A beautiful home enjoying a sought after location and likely to be a welcome addition to the market.

<b>Entrance Porch</b> 9'01" x 4'01")	<b>Hallway</b> (12'07" x 5'0")
<b>Lounge</b> (20'03" to bay x 12'07")	<b>Snug</b> (12'07 x 9'10")
<b>Dining Kitchen</b> (24'08" x 15'01")	<b>Utility Room &amp; WC</b> (9'09" x 8'05")
<b>Family Shower Room</b> (8'01" x 7'11")	<b>Master Bedroom</b> (14'10" x 9'11")
<b>Bedroom 2</b> (13'08" x 10'0")	<b>Bedroom 3</b> (10'11" x 9'09")
<b>Study/Bedroom 4</b> (11'02" x 5'8")	

**Directions:** Heading west through Comrie, take the left turn onto the B827 (Dalginross) immediately before the White Church. Proceed to the end of the road, crossing over the South Crieff Road onto Cowden Road. Turn first left into Polinard and the property is located third on the right.





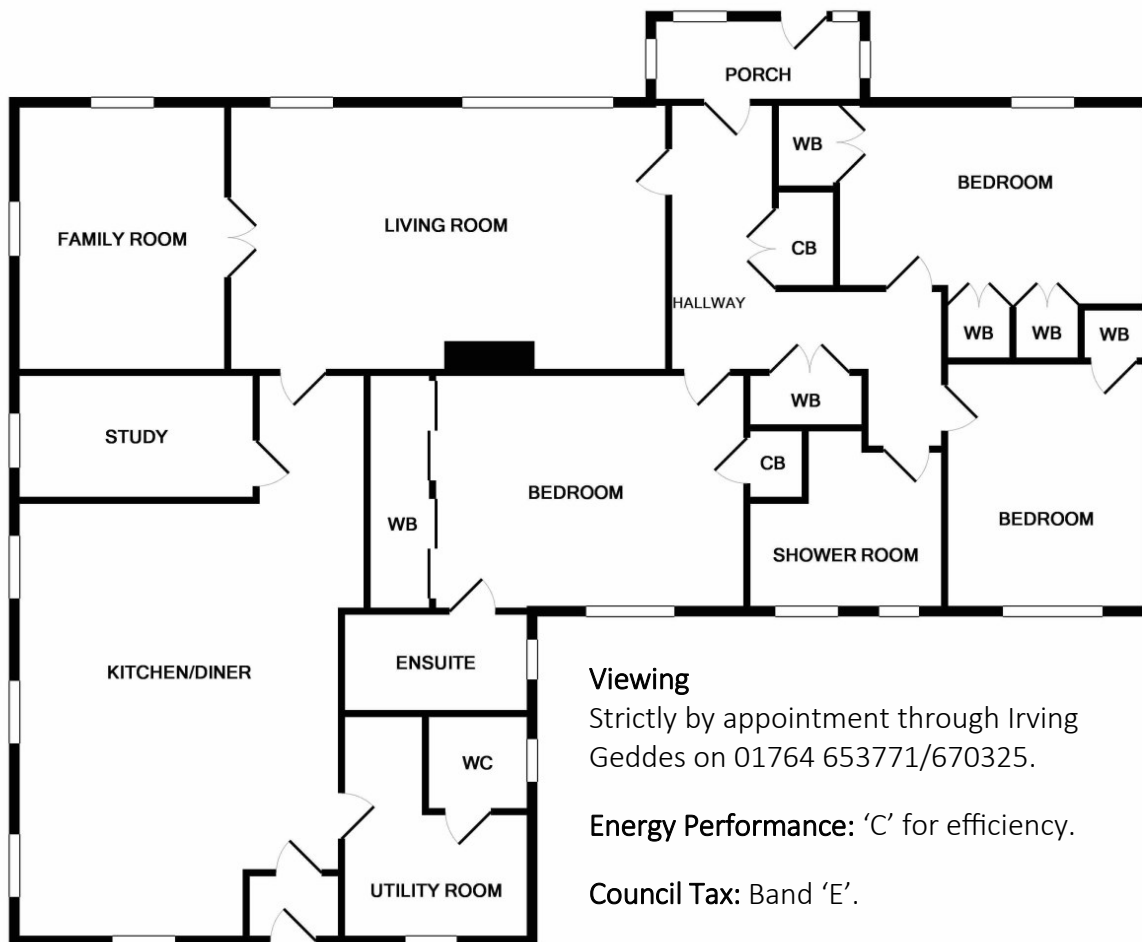






These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





### Viewing

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

**Energy Performance:** 'C' for efficiency.

**Council Tax:** Band 'E'.



**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  
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**Aberfeldy**  
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