



Detached Bungalow

Three Bedrooms

Master En-Suite

Open Plan Lounge/Dining

Conservatory

GCH & DG

Landscaped Gardens

Single Garage

Move-In Condition



IRVING
GEDDES
w.s. | solicitors | estate agents

14 Tay Avenue, Comrie, PH6 2PF

Offers Over £200,000

Home Report £210,000

14 Tay Avenue, Comrie, PH6 2PF

We are delighted to offer for sale this most attractive detached bungalow enjoying a quiet residential location in the sought after Conservation Perthshire village of Comrie. Presented in true move-in condition, the well proportioned accommodation comprises; Vestibule, Hall, open plan Lounge/Dining area, Kitchen, Conservatory, Three Bedrooms (master with en-suite shower & WC).

Externally there are manageable landscaped gardens with off-street parking and single detached garage. The property benefits from double glazing, gas central heating. Situated within walking distance of doctor surgery, bus stop and all local amenities. The property is likely to have broad appeal and early viewing is advised.

Vestibule Good sized vestibule. Part-glazed door to hall.

Hallway Spacious L-shaped hall providing access to all accommodation. Access hatch to insulated attic space. Large storage cupboard.

Kitchen (10'2" x 9'9") **Conservatory (10'3" x 10'0")**

Quality kitchen with gas hob, double oven/grill. Open to conservatory and lounge/dining area.

Lounge/Dining (21'6" x 13'9")

A generous room with front and side facing windows, incorporating a dining area with ample space for table and chairs.

Master Bedroom (11'5" x 9'5")

Principal bedroom located to the rear with built-in wardrobe, Shower, WC and hand basin.

Bedroom Two (11'10 x 7'6)

Second double located to the side with built in wardrobe.

Bedroom Three/Study (9'10 x 8'0)

Third double located to the front.

Bathroom (6'7" x 6'4")

Fitted with a suite comprising bath, WC & WHB.

Exterior

Most attractive gardens to the front with a large area of lawn & mature planting. A slabbed pathway leads to a single detached garage located to the side of the property. This child and pet friendly rear garden is laid with lawn, flower beds & mature shrubbery. Fence bordering with gated access to the front & garage.



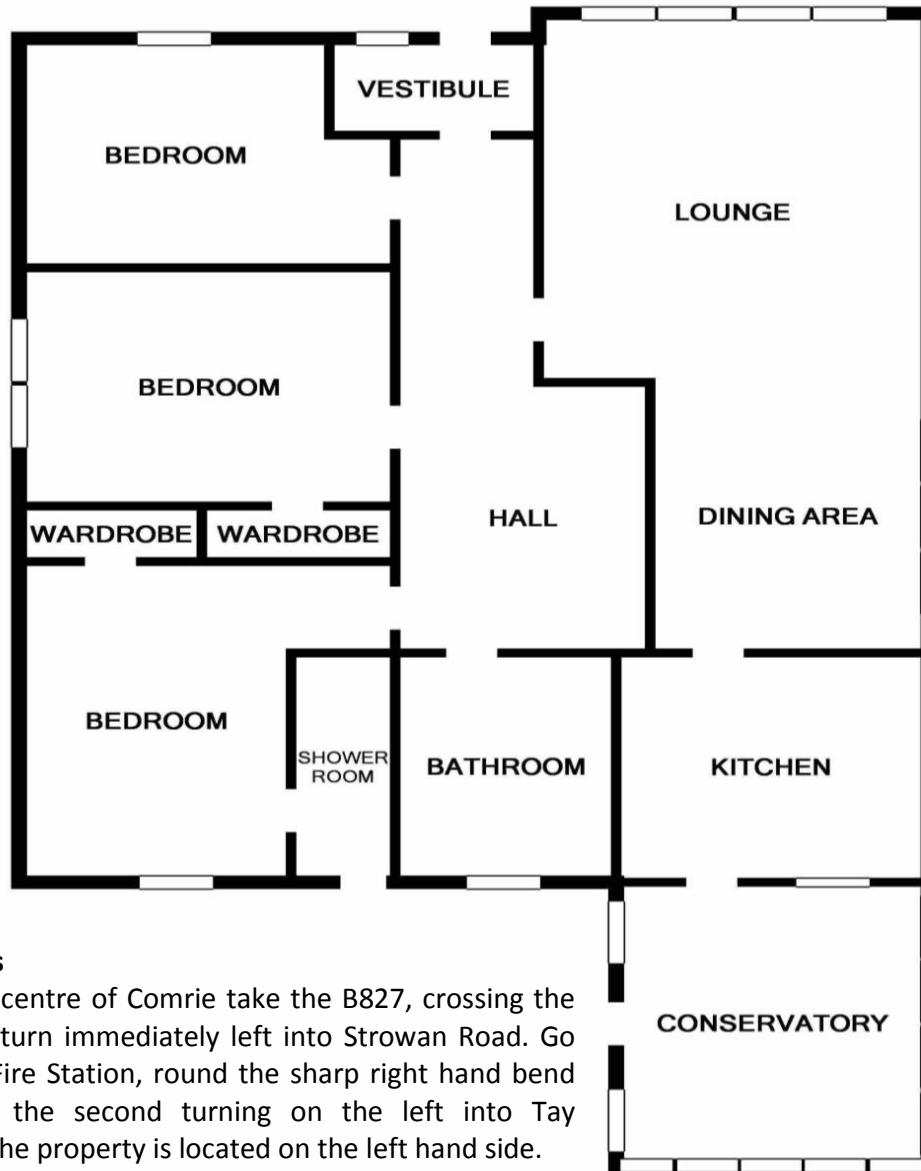


These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



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

Energy Performance Rated 'C'



Directions

From the centre of Comrie take the B827, crossing the river and turn immediately left into Strowan Road. Go past the Fire Station, round the sharp right hand bend and take the second turning on the left into Tay Avenue. The property is located on the left hand side.



Thinking of selling?

Call us now for a free valuation for your own property

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25 West High Street, PH7 4AU
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Comrie
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Tel: 01764 670325

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