

1 Cowden Way
Comrie, Perthshire
PH6 2NW

Guide Price £230,000

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1 Cowden Way, Comrie, Perthshire, PH6 2NW

We are delighted to offer for sale this attractive three bedroom detached bungalow located within a quiet residential area of the award-winning Perthshire conservation village of Comrie. Whilst the property would benefit from a degree of modernisation, it is has been extremely well maintained, is immaculately presented and offers much potential for a purchaser upon which to place their own design ideas.

Spacious accommodation comprising; ENTRANCE PORCH, HALL, large LOUNGE/DINING ROOM, BREAKFASTING KITCHEN, UTILITY ROOM, MASTER BEDROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM with separate SHOWER.

Located within a peaceful cul-de-sac, the property benefits from a good degree of privacy & boasts easily maintained garden grounds. There is also a double garage with power, light & electric door and a loc-bloc driveway, providing ample off-street parking. The property is warmed by electric central heating & is double glazed throughout. A quality home occupying a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

Lounge (15'8" x 13'7")

Dining Area (11'2" x 8'9")

Kitchen (12'5" x 10'5")

Utility Room (5'6" x 10'5")

Bedroom One (11'4" x 11'5")

Bedroom Two (11'5" x 11'5")

Bedroom Three (10'4" x 8'3")

Bathroom (10'5" x 6'9")

Services Mains Electric, Water & Drainage.

Council Tax Band F.



Exterior

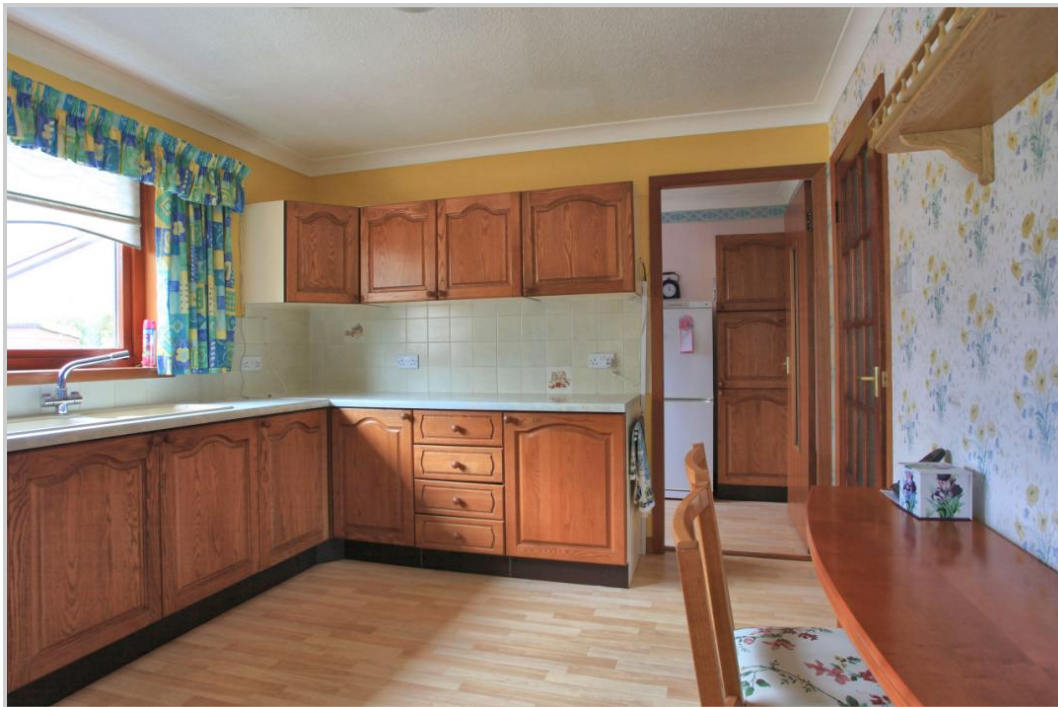
Attractive gardens with the front laid to lawn with a variety of mature shrubs. A mono-bloc drive leads to the double garage. The rear garden is accessed via the utility room or pathway to the side. Laid mainly with stone chips, the rear garden offers a good degree of privacy, a timber fence borders the garden and includes an area of paved patio.

Location

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 hotels, restaurants, medical centre and dentist. There is Primary schooling within the village with both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland/hill/mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports at Loch Earn (6 miles).

www.irvinggeddes.co.uk









Viewing Strictly by appointment through Irving
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Energy Performance Rated 'E' for efficiency.

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Comrie
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Tel: 01764 670325

Aberfeldy
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