

**3 Lennoch Circle**, Comrie, Perthshire, PH6 2HS

Guide Price £250,000



**IRVING  
GEDDES**

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### 3 Lennoch Circle, Comrie, PH6 2HS

A most attractive detached chalet villa enjoying a peaceful position within a delightful cul-de-sac. Lennoch Circle has a delightful central 'green' & is located towards the southern edge of the sought after Perthshire conservation village of Comrie. The property has been upgraded recently, is extremely well maintained and presented in true move-in condition.

With spacious and flexible accommodation comprising on the ground floor: HALL, LOUNGE, DOUBLE BEDROOM, FAMILY BATHROOM, DINING KITCHEN and a REAR HALL with walk-in LARDER & access to the garage & rear garden. The upper floor has two further DOUBLE BEDROOMS (Master with SHOWER ROOM). The second bedroom is currently utilised as an office. The property is warmed by gas central heating and is fully double glazed.

Externally there are very well maintained gardens, laid mainly to lawn to the front with mature planting and a tarmac drive offering ample parking. There is an adjoining single garage with power, lighting and roller door. To one side there is a vegetable patch and glasshouse and to the other there are sectioned storage areas including a large wood store. The fully enclosed rear garden is child & pet friendly and laid mainly to lawn. Another notable feature is the quality built summer house/studio with power & light, offering versatile use.

Properties within this location are rare to the market and No.3 offers much appeal. Likely to be a welcome addition, early viewing is advised.

**Lounge** 16'6" x 12'0"

**Dining Kitchen** 14'8" x 12'0"

**Bedroom 3** 12'4" x 10'10"

**Bathroom** 7'4" x 6'2"

**Bedroom One** 14'2" x 13'0"

**Bedroom Two** 14'0" x 12'6"







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

From the centre of Comrie cross the bridge of the Earn (before the White Church) and proceed for about half a mile up Dalginross. At the end of the straight follow the road round to the right and turn first left into Langside Drive. Take the first left into Lennoch Circle and the property can be found towards the top of the cul-de-sac on the left.

### Energy Performance

Rated 'D' for efficiency.

### Council Tax

Banding 'E'

### Viewing

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

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