

Hayfield, South Crieff Road, Comrie, PH6 2HF

Offers Over £285,000



IRVING
GEDDES
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Irving Geddes are delighted to offer for sale this stunning 3 bed detached bungalow enjoying a enviable location on the southern edge of the highly sought after Perthshire conservation village of Comrie. A truly unique home full of bespoke craftsmanship, including hand-made doors and substantial built-in storage.

The stylish accommodation comprises: **ENTRANCE HALL** leading into the large open plan **LOUNGE** which has a wood-burning stove & inset storage for a revolving TV linking the lounge to the bedroom, the **DINING** area is off the lounge and has open access to a charming **SNUG/SUNROOM** and fully fitted **KITCHEN**. A door from the dining room leads to a small rear hall with **WC** and **UTILITY ROOM** off and rear door access to the garden. Located off the main hall is a **FAMILY BATHROOM** and **THREE DOUBLE BEDROOMS**, each with built-in storage and two with luxury **EN-SUITE SHOWER ROOMS**. The is wooden or tiled flooring throughout and the property is warmed by oil-fired under floor heating and the windows are double glazed.

Externally the property has manageable private gardens, laid to lawn with mature planting, raised beds, timber sun house and separate shed. A car port lies to the side of the property.

A charming property and a real 'one-off', Hayfield has been very well maintained and is presented in move-in condition. Likely to have broad appeal, early viewing is advised.

Lounge 16'6" x 11'11"

Kitchen 9'11" x 9'3"

Bedroom 1 11'8" x 9'11"

Bedroom 3 10'3" x 8'4"

Dining Room 12'05 x 8'06"

Sun Room 8'10" x 6'8"

Bedroom 2 10'7" x 9'11"

Bathroom 6'0" x 5'6"

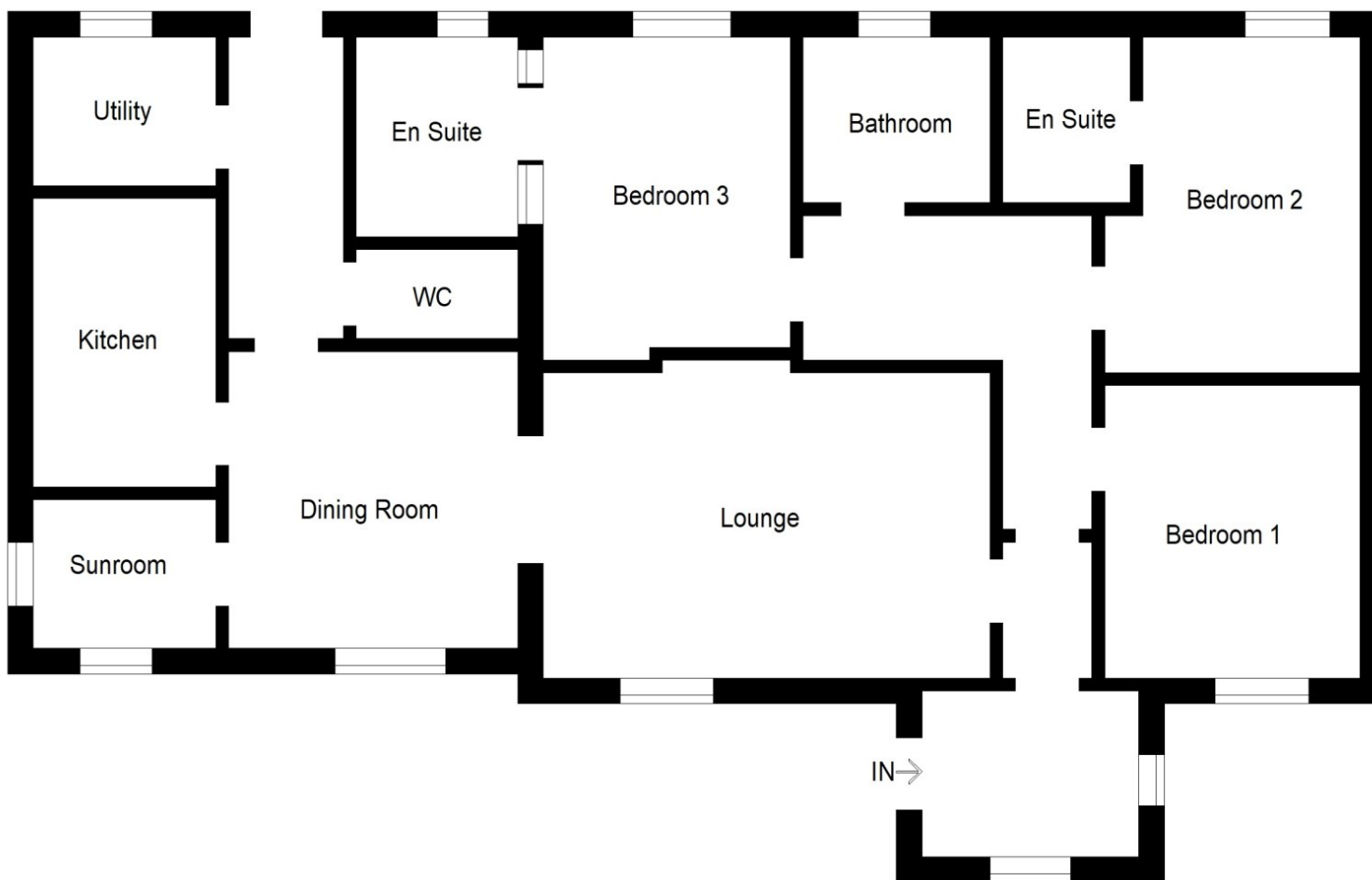








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Viewing:

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

Energy Rating: C

Directions

From the office of Irving Geddes on Drummond Street Comrie, cross over the bridge onto Dalginross. Travel to the end of the straight, taking a left turn into South Crieff Road. Hayfield can be found on the right a short distance from the left hand turn into Strowan Road.

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