



Large Detached Bungalow

Three Bedrooms

Bathroom & WC

Large Kitchen

Lounge

Sitting Room

GCH & DG

Attractive Gardens

Single Garage

Requires Modernisation

IRVING
GEDDES
w.s. | solicitors | estate agents

7 Tay Avenue, Comrie, PH6 2PF

Guide Price £190,000

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We are delighted to offer for sale this attractive detached bungalow located within the award winning conservation village of Comrie. The property may benefit from a degree of modernisation, but has been very well maintained and is presented in move in condition. Externally a driveway offers ample off street parking and leads to a single garage. The front garden is laid mainly to lawn with shrub borders. The attractive rear garden is again laid to lawn with mature planted beds and hedging, offering a high degree of privacy. Accommodation comprises; **entrance porch, hall, lounge, sitting area, kitchen, conservatory, shower room, three double bedrooms (en-suite wc & whb in master)**. The property also benefits from double glazing, gas central heating and offers excellent storage space. This property is likely to have broad appeal and early viewing is advised.

Vestibule (6'09" x 5'06") Good sized vestibule. Glass door to hall.

Hallway Spacious L-shaped hall, giving access to living accommodation. Access hatch to attic space with pull down ladder. Large Storage cupboard.

Lounge (15'3" x 13'9") **Sitting Room** (9'10" x 9'6")

Sizeable reception room with large double glazed window to the front, providing ample natural light. Electric fire with wood surround. Separate sitting area to the rear with side facing window.

Kitchen (12'8" x 9'11")

Rear facing spacious kitchen fitted with a range range of wall & base units. Integrated electric oven & gas hob. White goods will be included.

Conservatory (11'0" x 8'7")

Located to the rear of the property and accessed from the kitchen.

Master Bedroom (13'3" x 9'7")

Principal bedroom located to the rear with built in wardrobe. En-suite WC & Wash Basin.

Bedroom Two (10'0" x 9'10")

Second double located to the side of the property with built in storage.

Bedroom Three (12'3" x 9'6")

Third double located to the front of the property and currently utilised as a study, also has built in storage.

Shower Room

Fitted with a white suite comprising: corner shower unit, WC and WHB.

Exterior Mature, landscaped gardens to the front and rear. A paved drive, providing off-street parking, leads to a single garage with power & light. The fully enclosed rear garden is laid to lawn with mature flowering shrub borders, greenhouse & tool shed.





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



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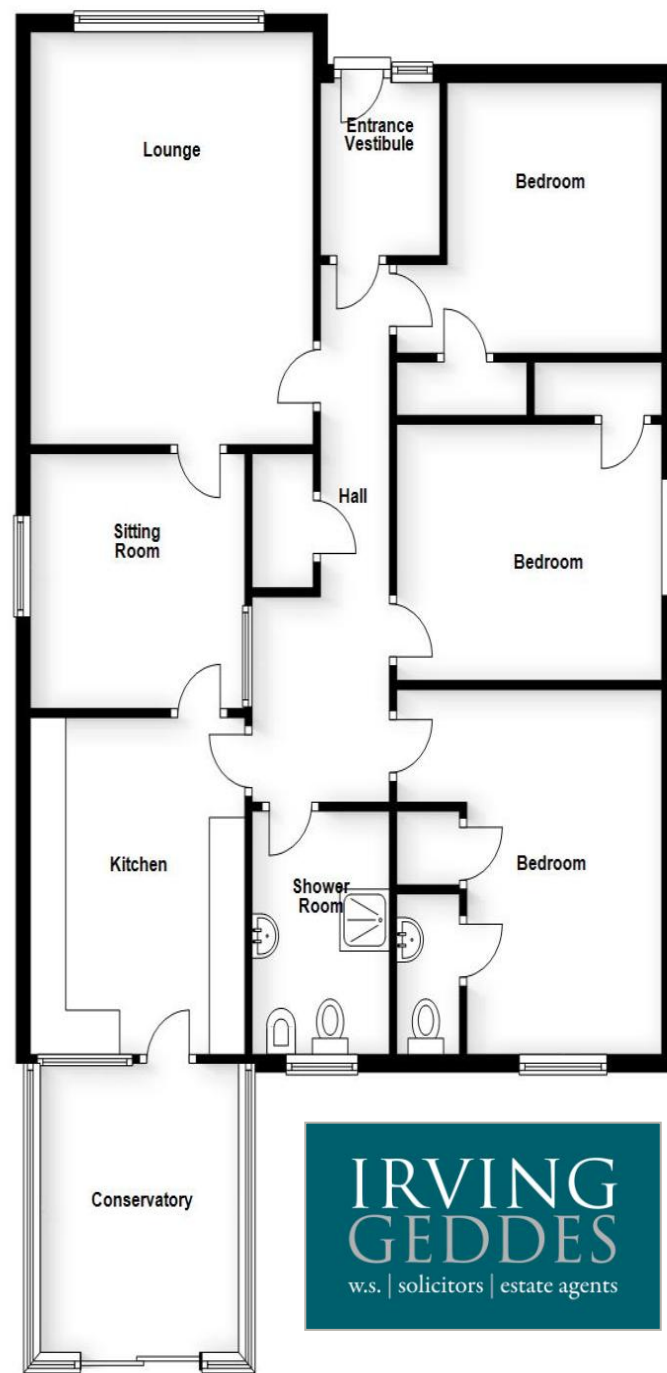


Directions

Heading West through Comrie take a left over Dalginross Bridge immediately following the Royal Bank of Scotland. Go over the bridge and turn first left into Strowan Road. Continue round a right hand bend at the fire station. Take the first left into Tay Avenue and continuing round and the property can be found on the left hand side.

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

Energy Performance Rated 'C'



Thinking of selling?

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25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
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