

**Tsavo**, 19a Polinard, Comrie, PH6 2HJ

Guide Price £210,000



**IRVING  
GEDDES**  
w.s. | solicitors | estate agents



## Tsavo, 19a Polinard, Comrie, PH6 2HJ

**Description** Irving Geddes are delighted to offer for sale this attractive three bedroom detached bungalow enjoying a most secluded location within the highly sought after residential development of Polinard.

Providing a real sense of privacy, yet close to local amenities, Polinard is situated on the southern periphery of the Perthshire conservation village of Comrie. A cul-de-sac comprising a range of individually styled bungalows set around a substantial central green space.

Tsavo offers well proportioned accommodation and comprises: ENTRANCE VESTIBULE, LOUNGE with DINING AREA, BREAKFASTING KITCHEN, REAR VESTIBULE with STORE, 2 DOUBLE & 1 SINGLE BEDROOM & BATHROOM. Warmed by gas central heating & double glazed throughout (the windows replaced within the last 5 years). Externally there are charming, extremely well maintained and mature garden grounds, with ample private parking to the front, an area of lawn and single attached garage. The rear has a greenhouse, is again laid to lawn and offers a most delightful open aspect. All roof tiles were replaced recently.

A property boasting an enviable location, in move-in condition yet offering scope for further development. Likely to have broad appeal, early viewing is advised.

**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 2 hotels, restaurants, medical centre and dentist. There is Primary schooling within the village with both private and public education available within Crieff. The area is a haven for outdoor enthusiasts, with many woodland and hill walks nearby, renowned mountain-biking at 'Comrie Croft' & water sport at Loch Earn (6miles).







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.









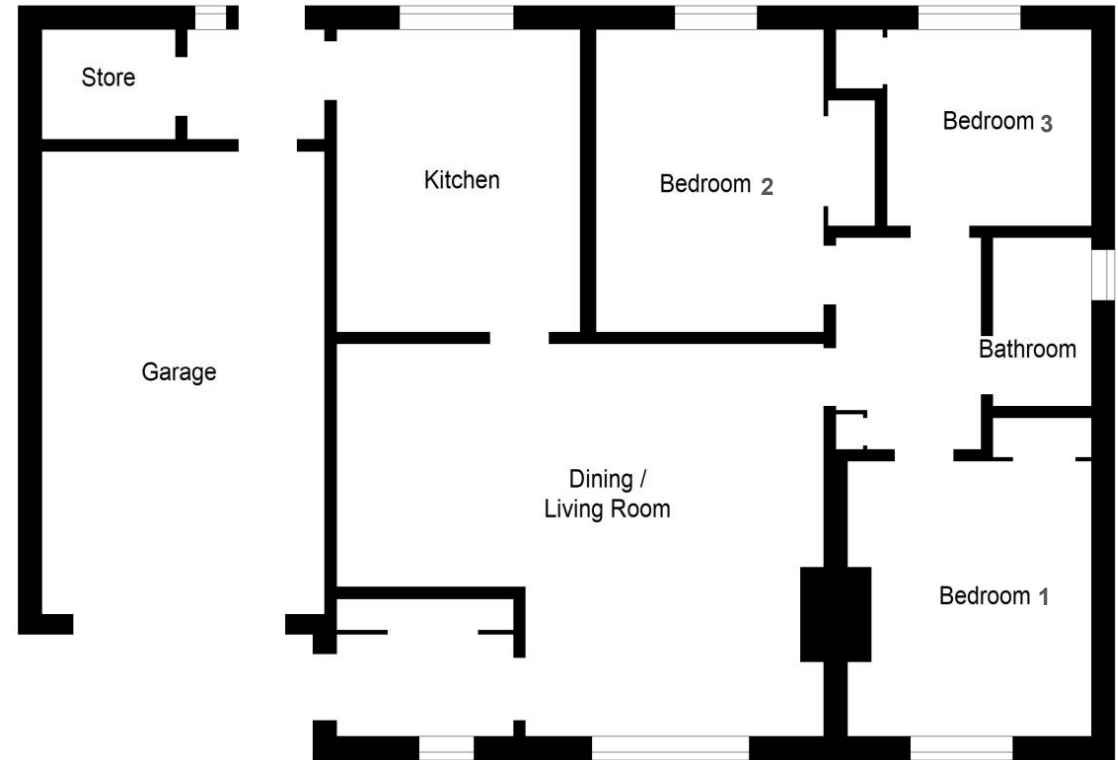




**Directions** From the Irving Geddes office in the centre of Comrie, head south across the bridge & continue along Dalginross to the end of the straight. Continue then straight over into Cowden Road. Polinard is the first left turn & the property is situated along on the right.

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

**Energy Performance** Rated 'D' for efficiency.



Front Porch (7'6" x 4'0")

Lounge (16'6" x 11'8")

Dining Area (10'0" x 7'6")

Kitchen (11'7" x 10'2")

Rear Porch + Store (12'0" x 4'6")

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

Bedroom 1 (11'6" x 10'8")

Bedroom 2 (11'10" x 9'10")

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

**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