

57 Tay Avenue, Comrie, Perthshire, PH6 2PF

Fixed Price £163,000

Home Report £170,000



IRVING
GEDDES
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Irving Geddes are delighted to offer for sale this fully modernised two bedroom detached bungalow located within the highly sought after Perthshire conservation village of Comrie. Presented in move-in condition the property has undergone a programme of improvements including a new kitchen with integrated washing machine, fridge/freezer, gas hob and electric oven, soft-close cabinets and corner carousel storage. The contemporary shower room comprises a corner shower cubicle and vanity storage. Oak doors have been fitted & the gas central heating has a Worcester combi-boiler. The property is fully double-glazed.

The well proportioned accommodation comprises; central **hall** with ample storage, **double bedroom** with French doors leading to the rear garden, further **double bedroom** with built-in wardrobes, **shower room**, large **lounge** located to the front with bay window and door to the fully fitted **kitchen**.

There are good sized private low maintenance gardens to the front & rear. The front is laid to chips with various mature shrubs and a partially paved drive is located to the side of the property. The fully enclosed south facing rear garden is set over two levels and is paved and chipped, again with mature planting.

With broad appeal the property is likely to be a welcome addition to the market and early viewing is advised.

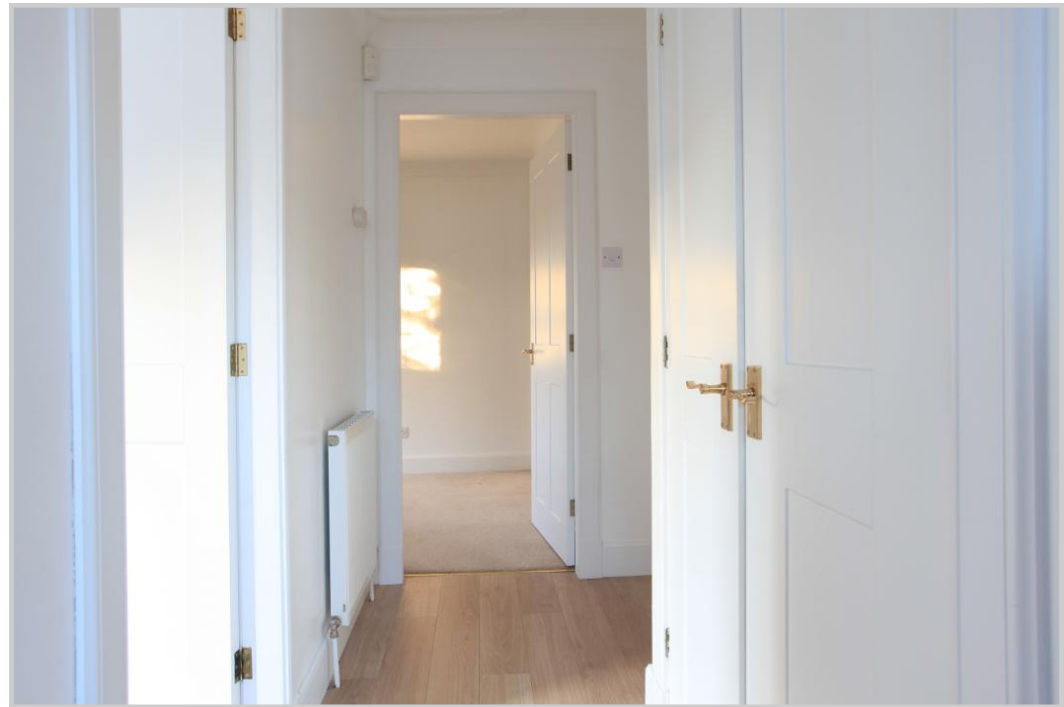
Within walking distance of the centre of the village, no.57 enjoys a great location in one of Perthshire's most desirable spots. Comrie is a beautiful and lively village nestling on the banks of the River Earn, some 7 miles west of Crieff & only 25 miles from the cities of Perth & Stirling. There are a number of independent shops along with 2 hotels, restaurants, medical centre & dentist. There is Primary schooling within the village with both private & 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' and water sport at Loch Earn (6miles).

Directions From the centre of Comrie cross over the bridge immediately before the White Church, turning left into Strowan Road. Go past the Fire Station, round the sharp right hand bend taking the second left into Tay Avenue. The property is located a short distance on the right hand side.

Viewing Strictly by appointment through Irving Geddes 01764 670325.

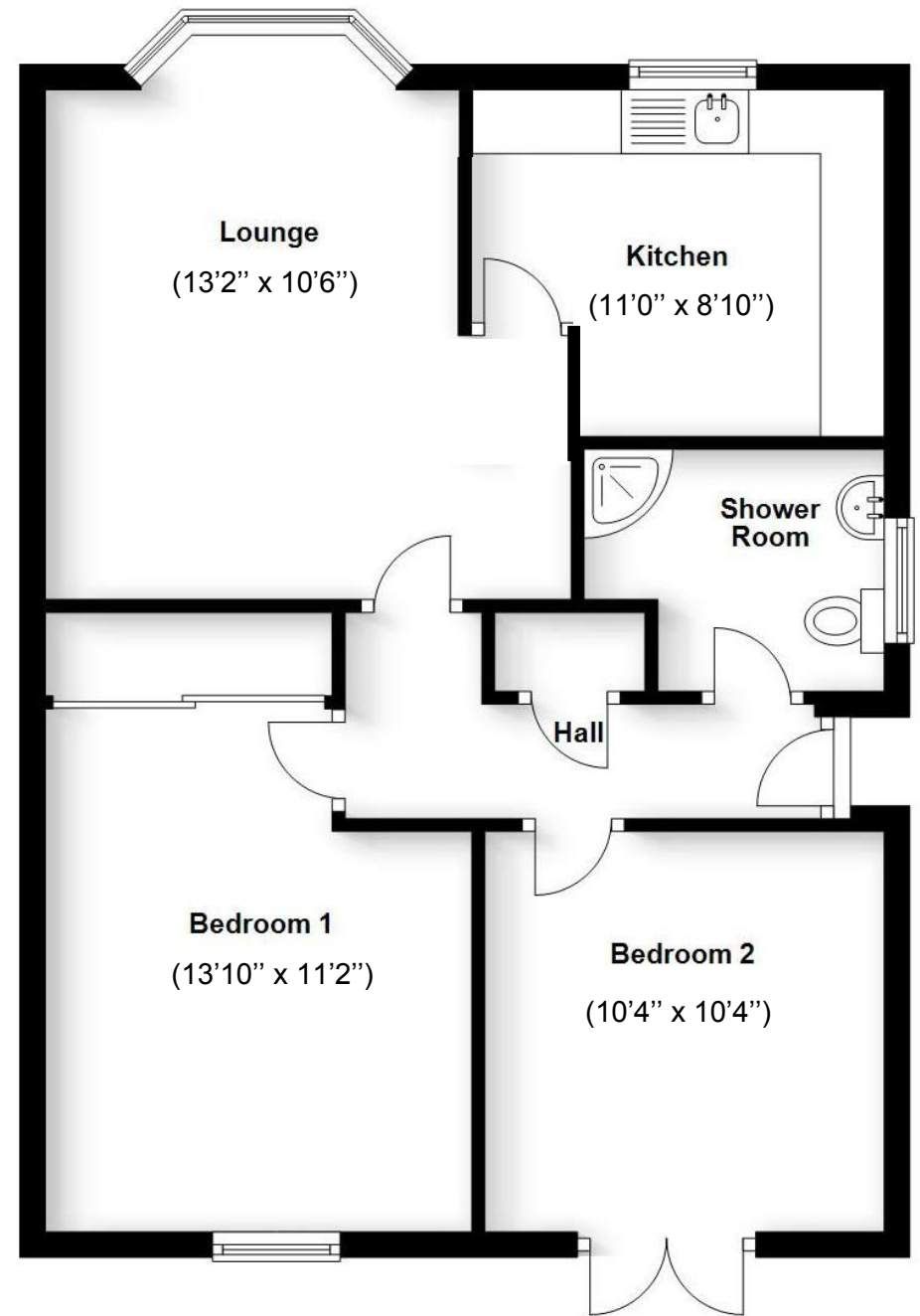
Energy Performance Rated 'C' for efficiency.





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.





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