

5 Lennoch Circle, Comrie, PH6 2HS

Offers Over £170,000



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well proportioned two bedroom detached bungalow enjoying an attractive position with views to the surrounding hills, set within a quiet cul-de-sac. Lennoch Circle has a beautiful central 'green' and is located towards the southern edge of the sought after Perthshire conservation village of Comrie. The property has been well maintained, enjoys good sized garden grounds and would benefit from a programme of modernisation, offering great potential for development.

The accommodation comprising: L-Shaped HALL, LOUNGE, KITCHEN, two DOUBLE BEDROOMS, BATHROOM, rear HALL with UTILITY/WC off & door to INTEGRAL GARAGE. The property has gas central heating and is fully double glazed.

A notable feature is the garden surrounding the property. Laid with ease of maintenance in mind, the large front garden is laid to chips with a paved drive. The rear has a large paved patio, further areas laid with chipping, mature planting, timber shed & hedge border. Properties with-in this location are rare to the market and no.5 offers much appeal. Likely to be a welcome addition, early viewing is advised.

Energy Performance Rated 'E' for efficiency. **Council Tax** Band 'D'.

Viewing Strictly by appointment through Irving Geddes.

Video Walkthrough <https://youtu.be/CSb8zBKU1-o>

Directions From the centre of Comrie cross the bridge before the White Church and proceed for about half a mile on 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 & the property can be found towards the top of the cul-de-sac.

Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff and only 25mls from the Cities of Perth and Stirling. There are a number of independent shops, with hotels, restaurants, medical centre and dentist. There is Primary schooling within the village & both private & public education available within Crieff. A haven for outdoor enthusiasts, there are river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).

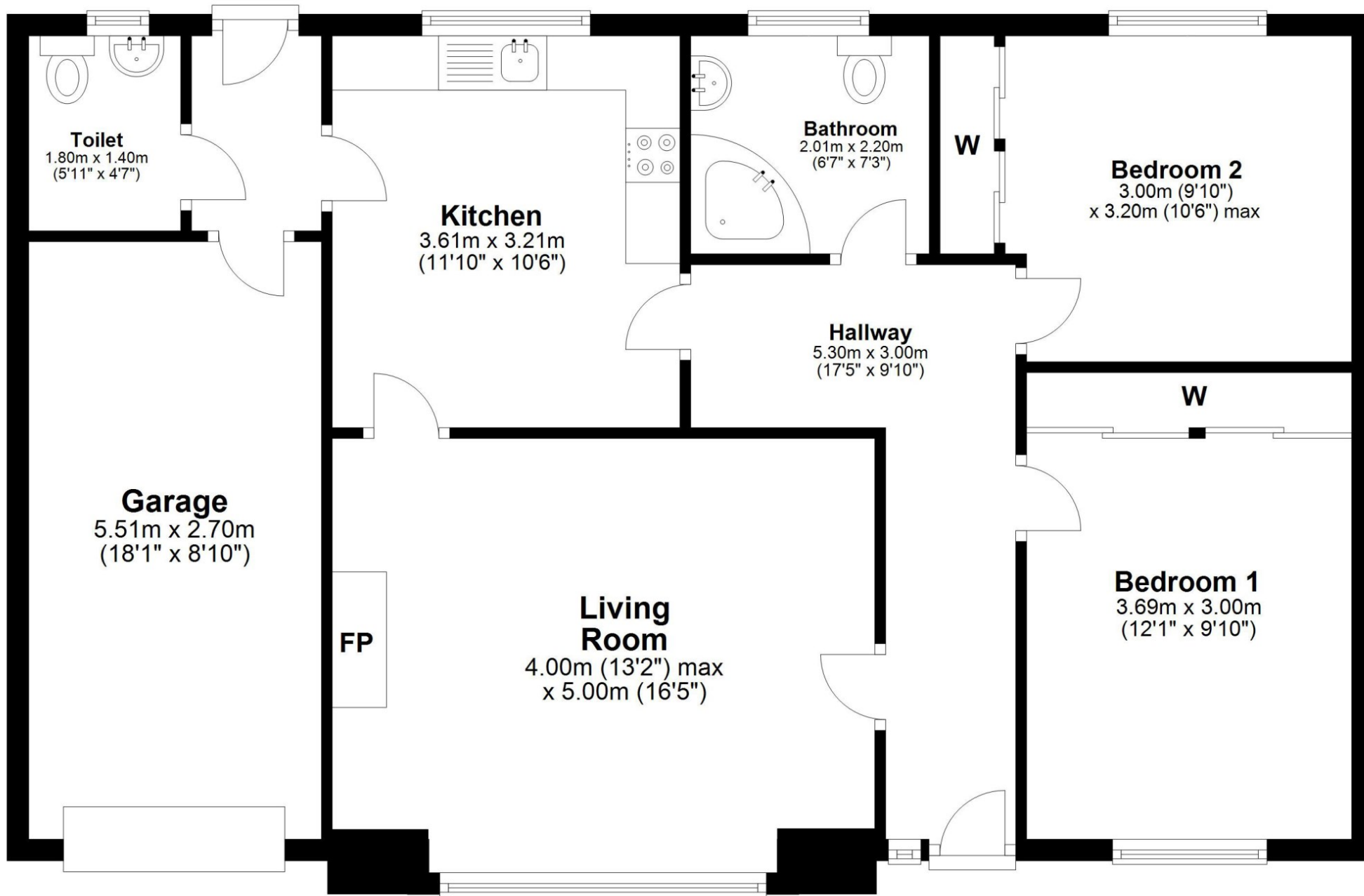












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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