

37 STROWAN ROAD, COMRIE, PH6 2EP

OFFERS OVER £190,000



IrvingGeddes
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this well proportioned three/ four bedroom detached bungalow located within a popular residential area of the sought after Perthshire conservation village of Comrie. The accommodation comprises an L-Shaped HALL with storage, large LOUNGE, DINING ROOM/BEDROOM FOUR, KITCHEN, UTILITY ROOM, BATHROOM and three FURTHER BEDROOMS (master with EN-SUITE SHOWER ROOM). The property has gas central heating (boiler replaced 2020) & is fully double glazed. No.37 would benefit from modernisation, offering a purchaser much scope to implement their own design ideas.

Private gardens surround the property and have been landscaped with ease of maintenance in mind. The front laid with stone chips and a paved drive leading to an integral single garage. The rear garden has a large paved patio & further areas of stone chips and lawn, bordered by timber fencing. Likely to be a very welcome addition to the market and early viewing is advised.

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

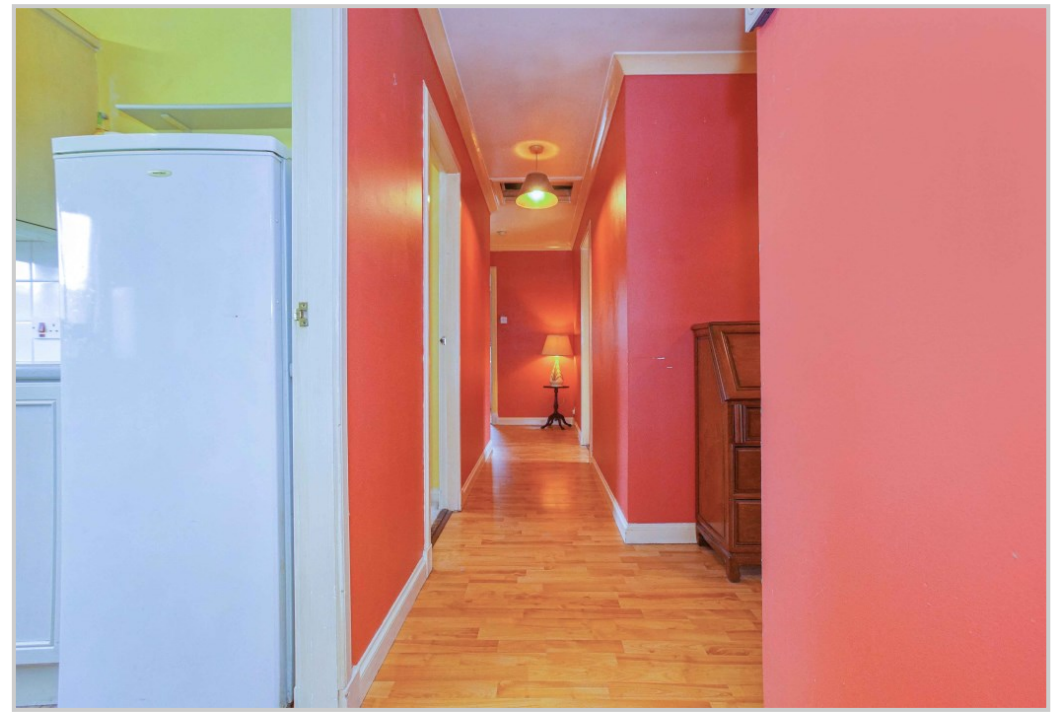
Viewing Strictly by appointment through Irving Geddes.

Video Walkthrough <https://youtu.be/FP5h5l1fysw>

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).









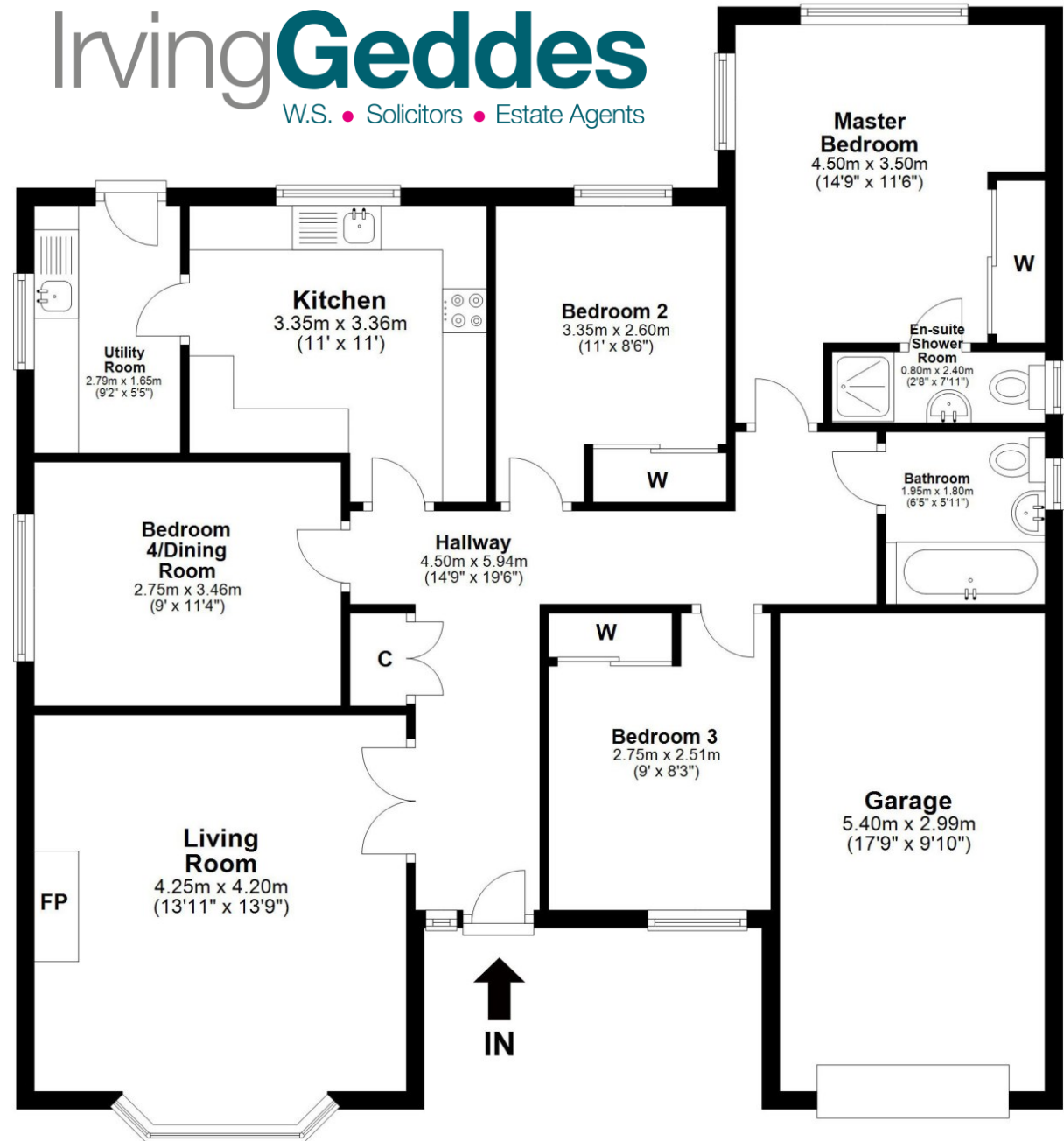




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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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