

SOUTHVIEW, BURRELL STREET, COMRIE, PH6 2JP

OFFERS OVER £290,000





## SOUTHVIEW, BURRELL STREET, COMRIE, PH6 2JP

Irving Geddes are delighted to offer for sale this charming, individually designed three bedroom detached bungalow located within the highly sought after Perthshire conservation village of Comrie. A modernised and well maintained property with a flexible layout principally over one floor, with an additional garden room to the rear on the lower ground floor. The main floor comprises; ENTRANCE LOBBY with door to kitchen & another leading to the lower accommodation, DINING KITCHEN, large LOUNGE with sliding doors to CONSERVATORY and door to internal stairs, 3 DOUBLE BEDROOMS (master with EN-SUITE SHOWER ROOM) & further SHOWER ROOM. The lower ground boasts a versatile 'garden room' with direct access to the rear. In addition, there is generous 'cellar' storage accessed off the staircase. Southview is warmed by gas central heating and is double-glazed throughout.

There is a large area of private off-street parking to the front and a sizeable rear garden, comprising a sun terrace off the conservatory enjoying a beautiful south facing aspect over open countryside, paved patios, timber shed, mature planting and a good-sized area of lawn adjoining a field to the rear .

Southview is presented in true move-in condition & enjoys a central location within one of Scotland's most sought-after villages. Likely to have broad appeal, early viewing is strongly advised.

**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).















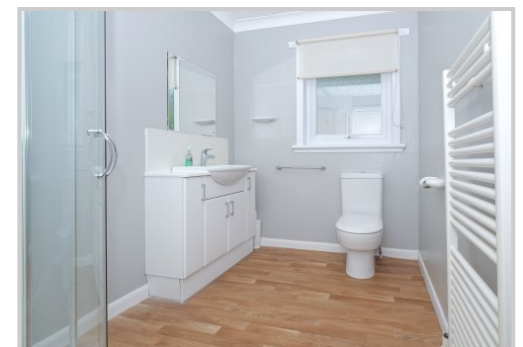




















These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



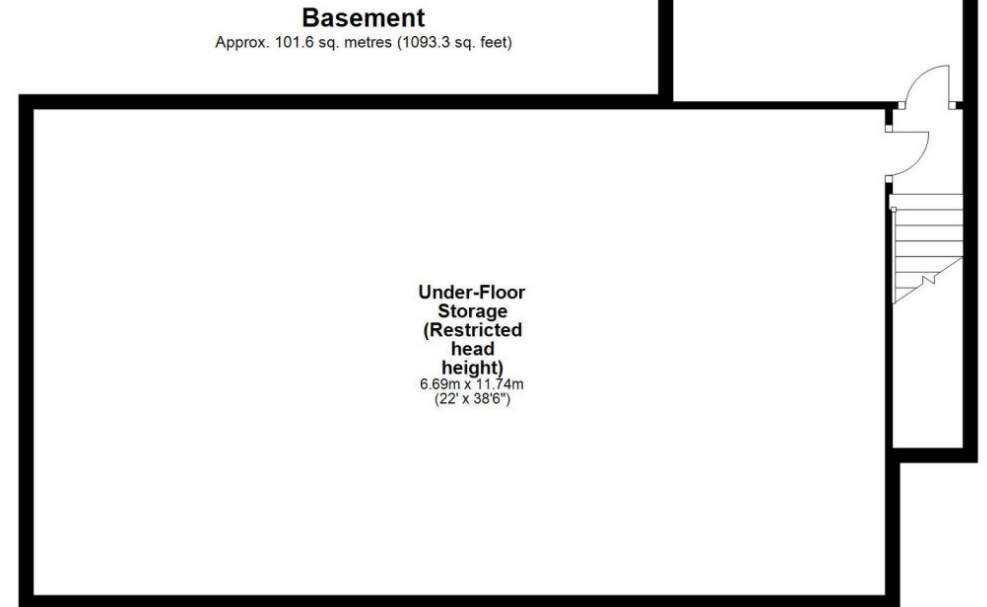


Council Tax Band 'F' Energy Performance Rated 'D'

Services Mains Water, Drainage, Electric & Gas.

Viewing Strictly by appointment only.

Video Tour [https://youtu.be/D\\_8JQ7Xwji0](https://youtu.be/D_8JQ7Xwji0)







### Crieff

25 West High Street, PH7 4AU  
Tel: 01764 653771

### Comrie

1 Drummond Street, PH6 2DW  
Tel: 01764 670326

### Aberfeldy

6 The Square, PH15 2DB  
Tel: 01887 822722