

13 TAY AVENUE, COMRIE, PH6 2PF



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A fully modernised, extended and immaculately presented five bedroom detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. Finished to a high standard and in true move-in condition, the owners have carried out a programme of works including, roofing, flooring, electrics, heating, new bathrooms, and extending the rear to create a beautiful open plan kitchen/living area. The spacious and flexible accommodation comprises; VESTIBULE with large cupboard off, L-shaped HALL with storage, 5 BEDROOMS (master en-suite shower room), FAMILY BATHROOM, spacious LOUNGE/DINING ROOM, a superb & generously sized contemporary BREAKFASTING KITCHEN with UTILITY off, open to a FAMILY ROOM with wood-burning stove and access to the rear garden.

The property enjoys a corner plot with attractive gardens. A paved driveway and section of lawn to the front, with large planted rockery to the side & separate single garage with an enclosed courtyard area adjacent. The low-maintenance rear is fully enclosed and has a seating area, small section of lawn and decked patio. Warmed by gas-fired central heating and double glazed throughout. All white goods in the utility room will be included in the sale, as will the American-style fridge/freezer if required.

Located opposite an attractive central green, the property enjoys an open outlook, & is within easy reach of the village centre. A family home of rare quality situated within a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

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





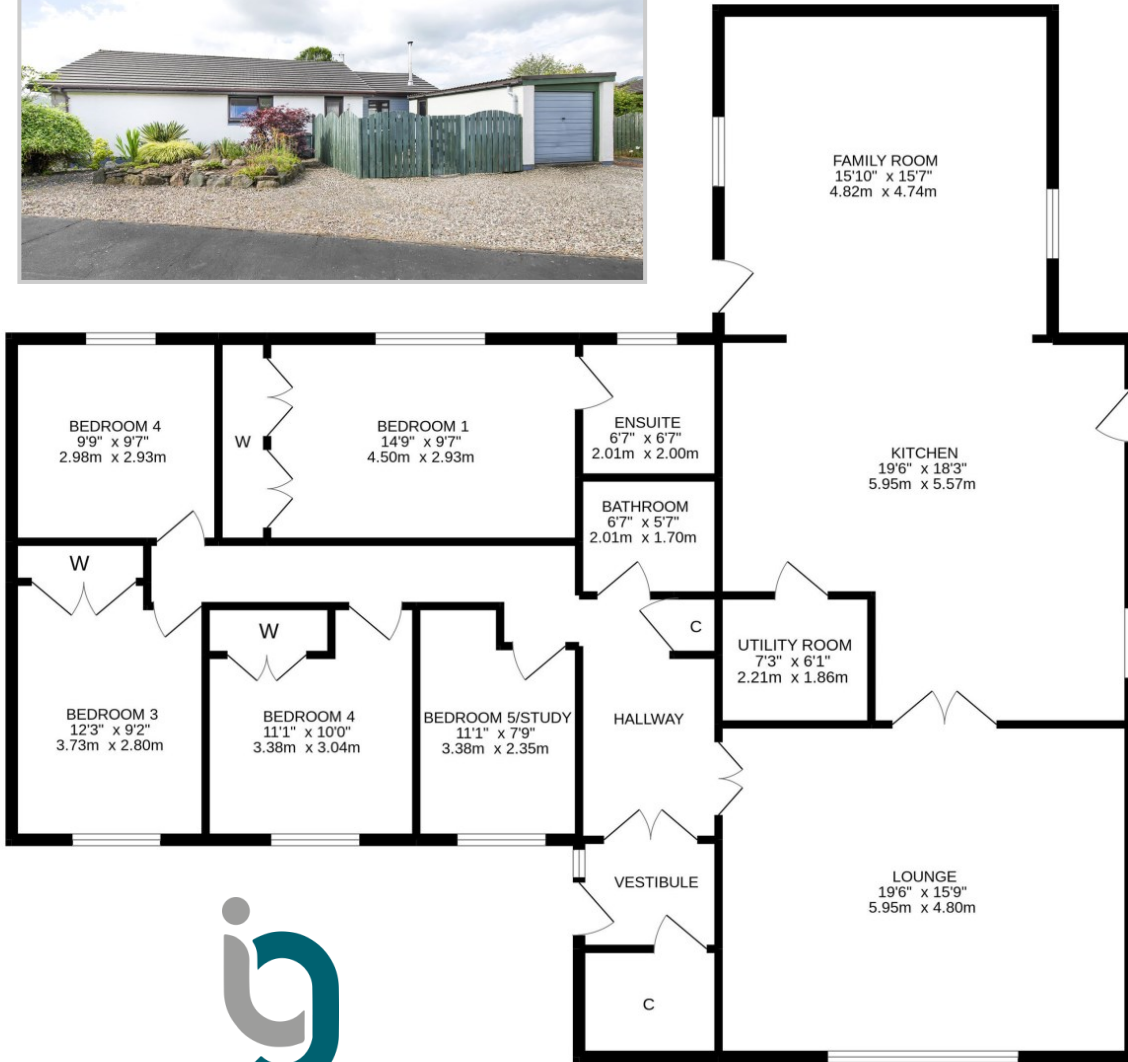












Energy Performance Rated 'D' for efficiency. **Council Tax** Band 'F'.

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

Video Walkthrough <https://my.matterport.com/show/?m=tt8AWpR3MQE>

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.



Crieff
25 West High Street, PH7 4AU
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Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722