

67 TAY AVENUE
COMRIE, PH6 2PF

IrvingGeddes
W.S. • Solicitors • Estate Agents



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Irving Geddes are delighted to offer for sale this three bedroom detached bungalow set within a popular residential area in the highly sought after Perthshire conservation village of Comrie. The well-proportioned layout comprising; HALL with storage cupboard and hatch to attic space, large LOUNGE with bay window and door to a modern fitted KITCHEN, THREE BEDROOMS (master with built-in wardrobe), & WETROOM. The property is warmed by gas-fired central heating and double-glazed throughout.

The property benefits from manageable private gardens. The front is laid to lawn with a paved & gravel drive to the side. The fully enclosed south facing rear is again laid to lawn with mature planted borders, with paved and gravel seating areas.

An attractive modern bungalow, enjoying an great location in one of Perthshire's most popular villages. Likely to have broad appeal and 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 'C' **Council Tax** Band 'D'

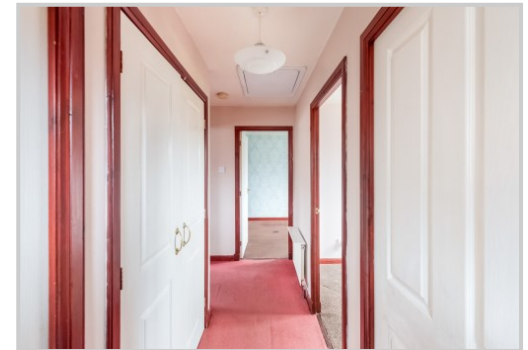
Video Tour <https://my.matterport.com/show/?m=9wPE4f7EP65>

Viewing Strictly by appointment through Irving Geddes.

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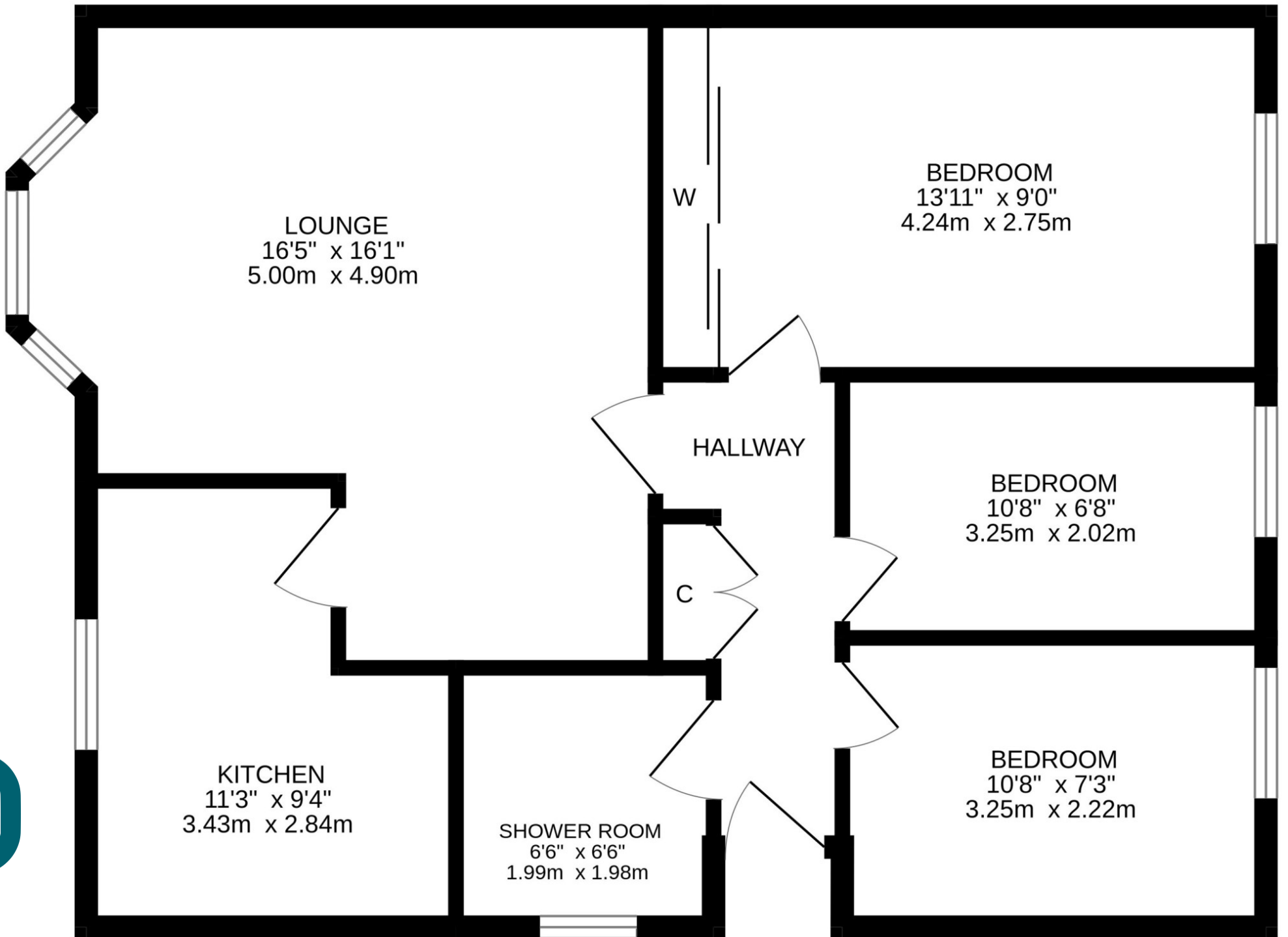








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



LOUNGE
16'5" x 16'1"
5.00m x 4.90m

BEDROOM
13'11" x 9'0"
4.24m x 2.75m

W

HALLWAY

BEDROOM
10'8" x 6'8"
3.25m x 2.02m

C

KITCHEN
11'3" x 9'4"
3.43m x 2.84m

SHOWER ROOM
6'6" x 6'6"
1.99m x 1.98m

BEDROOM
10'8" x 7'3"
3.25m x 2.22m



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