



53 TAY AVENUE
COMRIE, PERTSHIRE, PH6 2PF

IrvingGeddes
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Irving Geddes are delighted to offer for sale this two bedroom semi detached bungalow located within a popular residential area of the sought-after Perthshire village of Comrie. A well proportioned layout comprising; **ENTRANCE HALLWAY** with storage & loft access (with light), sizeable **LOUNGE**, **FITTED KITCHEN** with hob, electric oven, fridge, washing machine, **TWO BEDROOMS** (one with built in wardrobe) & **BATHROOM**.

The property has easily maintained garden grounds, laid to lawn & paved paths leading to a single garage with power & light, offering parking for several vehicles. The rear garden is also laid to lawn with patio area & bordered by timber fencing. Warmed by gas central heating & double glazed throughout. A quality built bungalow within easy reach of the village centre, enjoying a prime location in one of Perthshire's most sought after villages. Likely to have broad appeal, early viewing is advised.

Energy Performance Rated 'C' **Council Tax** Band 'C'

Video Tour <https://my.matterport.com/show/?m=R77iDav7NhZ>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.

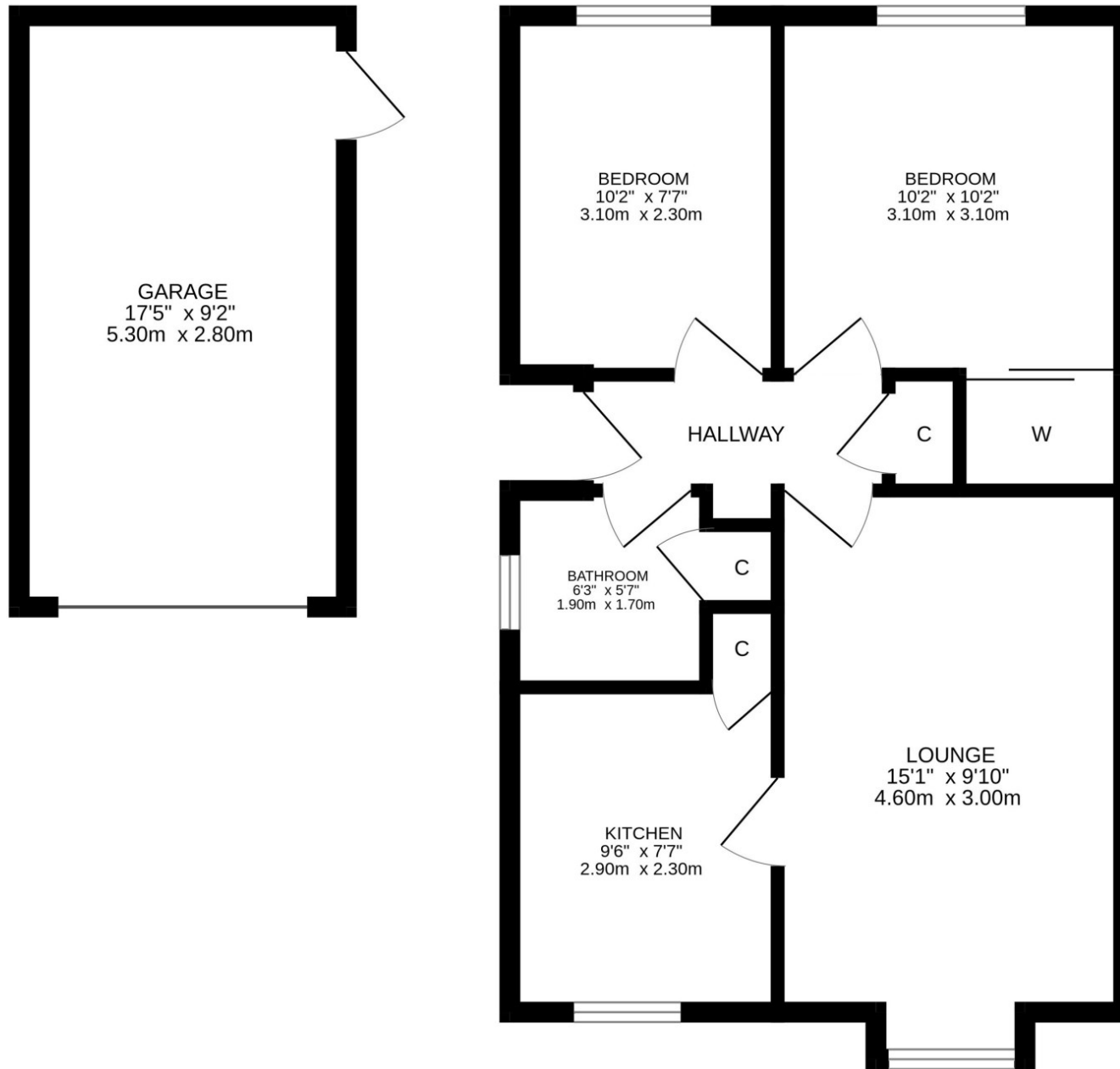
Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, and a medical centre and dentist. There is Primary schooling within the village and both 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).

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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.