



17, EARNMUIR ROAD

COMRIE, CRIEFF, PH6 2EY



Cathedral City Estates

OFFERS OVER: £274,000

A good opportunity to purchase a very well-maintained detached three-bedroom bungalow with generous garden and summerhouse in the pretty Perthshire village of Comrie. Set within a quiet cul-de-sac with lovely rural views and close to local amenities, this property is sure to appeal to a variety of buyers.



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AT A GLANCE:

This three-bedroom home offers generous living space and extends to 89 sqm. Built around 1999 and surrounded by easily maintained mature gardens, this property has been well looked after and comprises a bright and spacious lounge, open plan kitchen diner, sunroom, main bedroom with shower en-suite, two further double bedrooms and family bathroom. Entering the property through a small vestibule, it leads into a larger inner hallway which also benefits from a large storage cupboard.

This family home is tastefully decorated in neutral tones with quality flooring and finishes throughout.

The property is situated at the end of a quiet cul-de-sac and enjoys wonderful countryside views. There are well-maintained gardens surrounding the property with mature trees and shrubs offering a high degree of privacy. There is also a lovely summerhouse and decking area to the rear. A driveway to the front of the property offers off-street parking.

Heat is provided by gas central heating, and all windows throughout the property are double-glazed.

NEED TO KNOW:

- Appealing bungalow in historic conservation village
- Quiet location with rural views
- Fitted kitchen with peninsula
- All appliances: fridge freezer, freestanding gas cooker, washing machine and tumble drier are included
- Main bedroom with ensuite shower room
- Further two double bedrooms with mirrored built-in wardrobes
- Neutral décor throughout
- All curtains, poles, light fittings and blinds are available by separate negotiation
- Modern fully tiled family bathroom
- Built around 1999, 89sqm
- Beautiful lounge with living flame fire, stone surround and slate hearth
- Sunroom to rear
- Most furniture is available by separate negotiation
- Gas central heating and double glazing
- Mature private gardens and driveway
- Lounge (4.3m x 3.3m), Kitchen (5.1m x 2.5m), Sunroom (3.1m x 2.1m), Main Bedroom (3.7m x 2.6m) / Ensuite (2.6m x 1.2m), Bedroom 2 (3.7m x 2.7m), Bedroom 3 (2.5m x 3.8m), Family Bathroom (2.6m x 1.4m)

THE LOCATION:

Comrie is a beautiful, lively village in a national scenic area along the banks of the River Earn. This historic conservation village lies 7 miles west of Crieff and is within easy reach of the A9 approximately 12 miles to the south, linking Perth and the north, Stirling and the south with Edinburgh and Glasgow beyond. Gleneagles railway station (17 miles) provides daily services north and south including daytime and overnight sleeper services down to London with further rail services available from both Perth and Dunblane. Glasgow and Edinburgh can be reached in just over an hour's journey by car, both providing international airports and a vast array of city amenities, services and attractions.

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. There is a number of independent shops, with hotels, restaurants, medical centre and dentist. There is a primary school in Comrie and a secondary school in Crieff, and there are also number of private schools within about 25 miles including Glenalmond, Ardvreck, Morrisons Academy, Craigclowan, Strathallan, Kilgraston and Fairview International School.

THE FINER DETAILS:

Council tax: Perth & Kinross, Band E

EER: Band C

Superfast broadband: available in the area

School catchment: Comrie Primary & Crieff High School

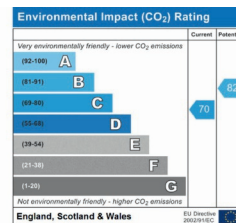
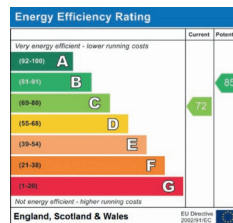
The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.



Ground Floor



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Cathedral City Estates



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

