McEwan Fraser Legal
Solicitors & Estate Agents

7 Dukes Road

COMRIE, CRIEFF, PH6 2EE



A SPACIOUS TWO-BEDROOM BUNGALOW IN THE HEART OF COMRIE



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McEwan Fraser Legal is delighted to present this 2-bedroom bungalow in the desirable village of Comrie. Offering more space than might first be expected, this two-bedroom mid-terraced bungalow provides well-proportioned accommodation extending to approximately 73 sq m, all conveniently arranged on one level.

The accommodation begins with an entrance vestibule leading into a welcoming hallway, from which the principal rooms are accessed. The lounge provides a generous living space, while the fitted kitchen offers a range of base and wall-mounted units together with a separate cooker. A rear lobby provides useful access towards the garden.

The Property





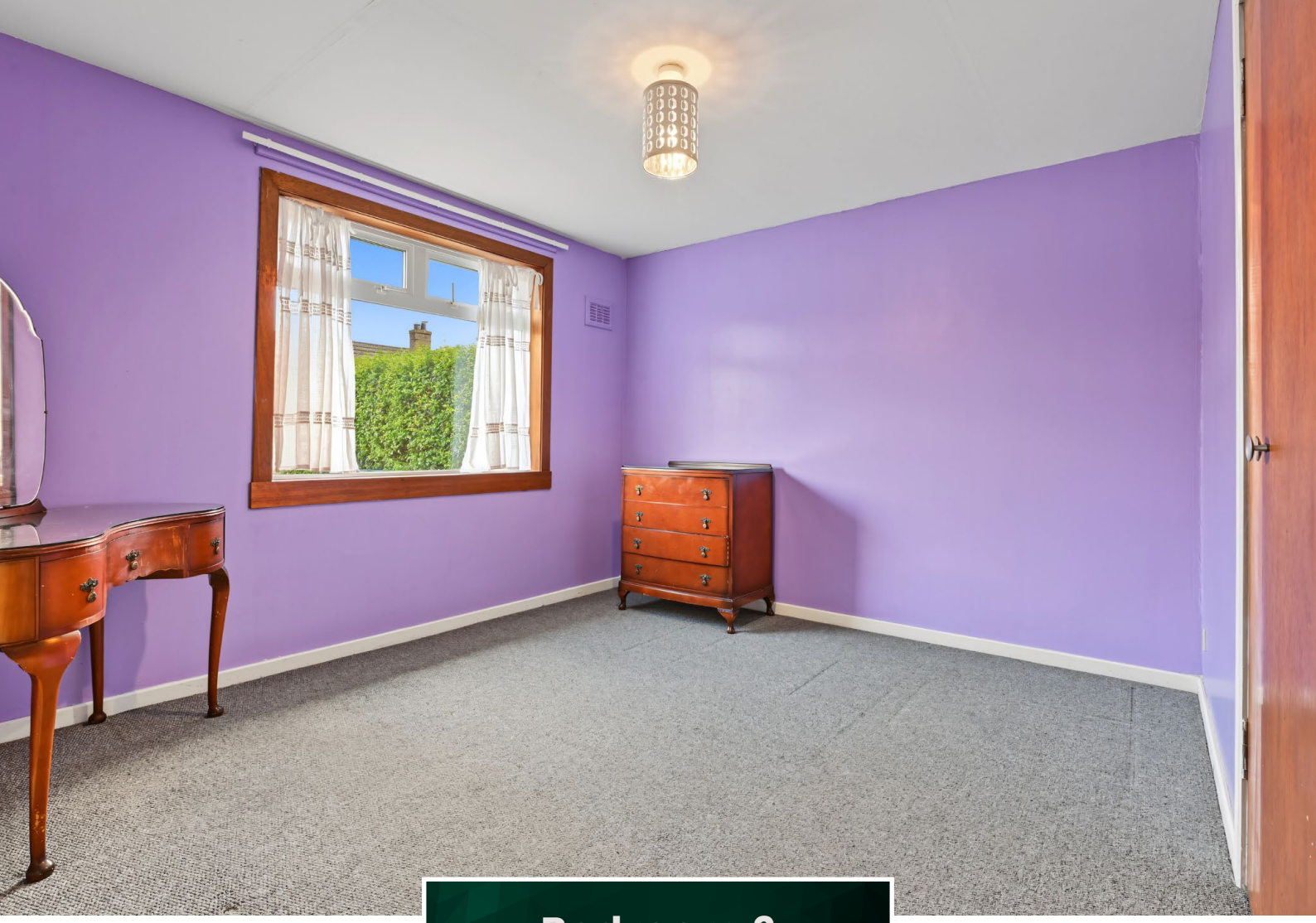






There are two well-sized bedrooms, offering flexibility for those requiring a second bedroom, guest accommodation or a dedicated home-working space. The bathroom is fitted with a white suite incorporating a bath with an electric shower over.





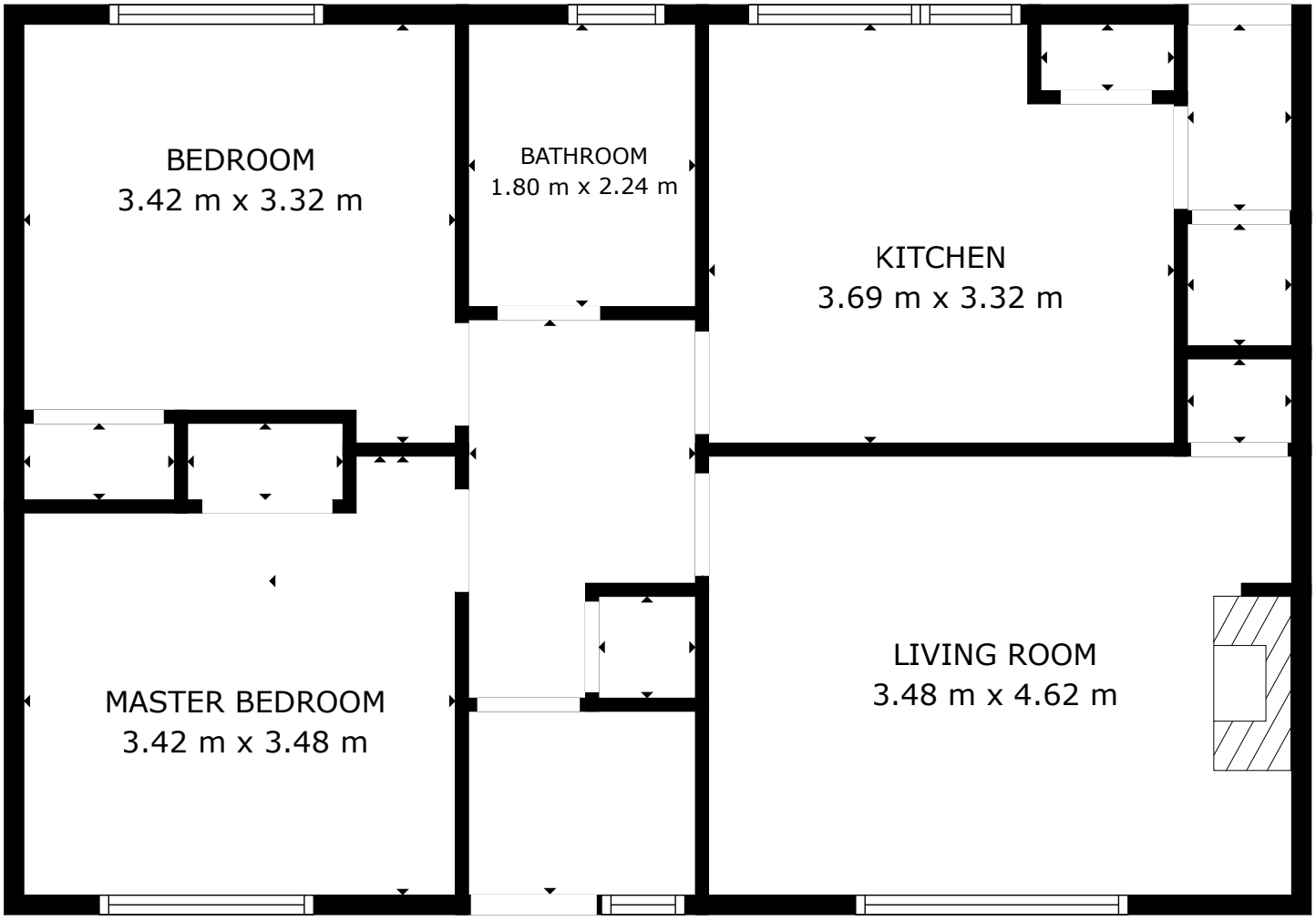
Bedroom 2











Gross internal floor area (m^2): $73m^2$

EPC Rating: C

Floor Plan







Externally, the property enjoys garden grounds to both the front and rear, with the rear garden enclosed by timber fencing. Heating is provided by an air source heat pump serving radiators throughout the property.

The combination of generous internal proportions, single-level accommodation and private outdoor space makes this an appealing prospect for a range of buyers, including first-time purchasers, downsizers and those looking for a property with scope to personalise and make their own.

Early viewing is recommended to appreciate the space and potential on offer.

The Property

The property is situated within an established residential area of Comrie, a popular Perthshire village set within attractive countryside at the western end of Strathearn. Comrie offers a range of everyday amenities and local facilities, including independent shops, cafés, community facilities and schooling. The surrounding area is particularly well regarded for its outdoor pursuits, with opportunities for walking, cycling and exploring the nearby countryside. Crieff is readily accessible for a wider range of shopping and services, while the location also provides convenient access to the wider Perthshire area.







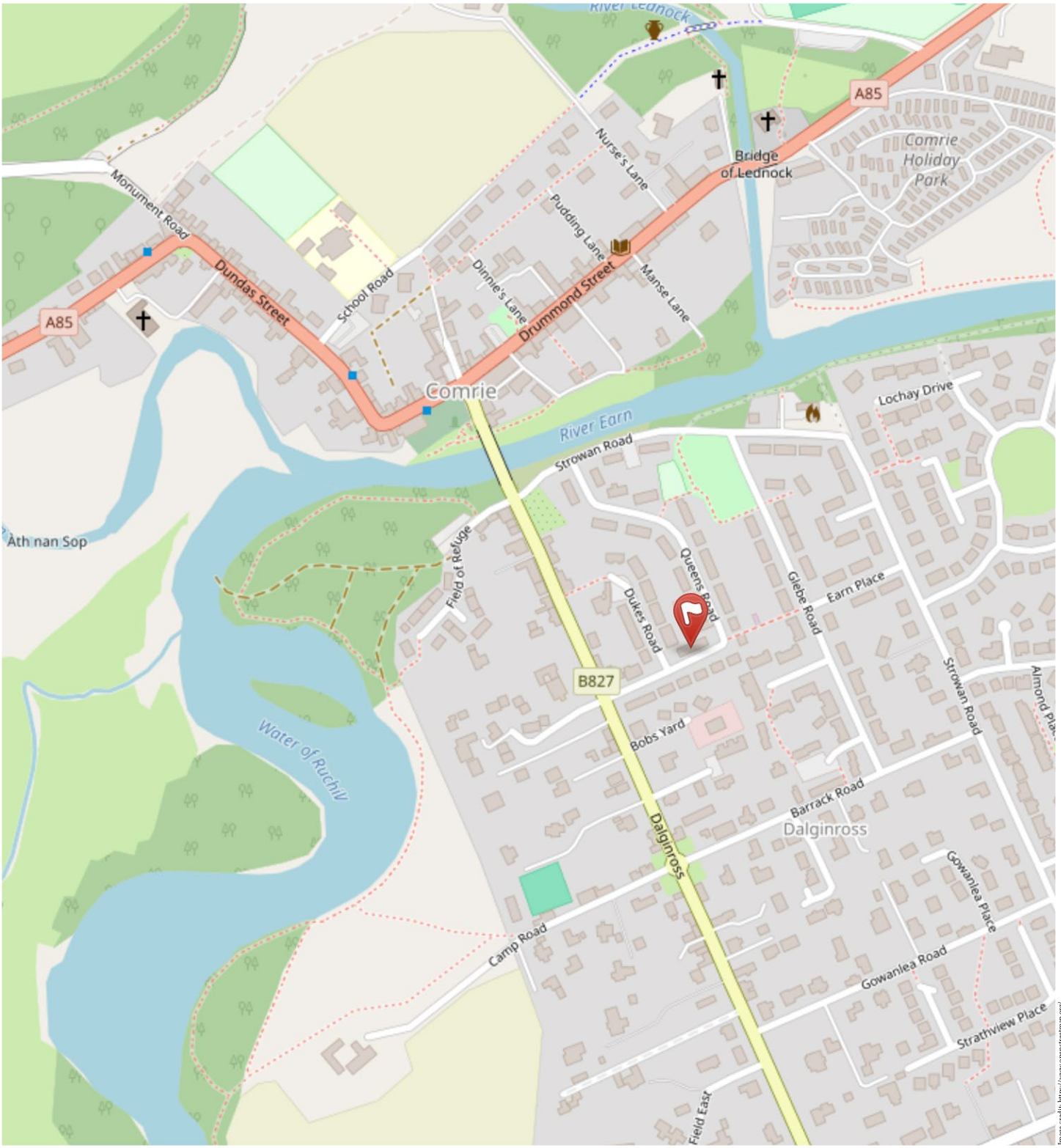


Image credit: https://www.openstreetmap.org/

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