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## **ARISTEA, 17 LANGSIDE DRIVE COMRIE, PH6 2HR**



Immaculately maintained Stephens **Bungalow** (built 1971) occupying a corner site in a highly desirable district of the village of Comrie.

Placed between two cul-d-sacs, the house is set in flat mature garden ground on all four sides.

**ENTRANCE HALL • LOUNGE/DINING ROOM**

**KITCHEN • BOILER ROOM**

**SHOWER ROOM • 3 BEDROOMS**

**ATTIC STORAGE**

**SINGLE GARAGE • FRONT, SIDE & REAR GARDENS • GARDEN SHED**

# **OFFERS OVER £240,000**

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**Perthshire Solicitors Property Centre**

Immaculately maintained Stephens Bungalow (1971) occupying a corner site in the highly desirable district of the village of Comrie known as Eaglesfield. Placed between two cul-d-sacs – Langside Drive and Ochill Place. The house is set in flat mature garden ground on all four sides. The accommodation consists of an Entrance Vestibule, “L” shaped Hall, large Lounge/Dining Room, spacious Kitchen along with three Bedrooms and a Shower Room. Attic, Boiler Room and substantial attached garage. Gas Central Heating (thermostats fitted to all radiators) and full Double Glazing.

## **DIRECTIONS**

From the centre of Comrie (Melville Square) cross the bridge heading South and continue along the broad thoroughfare known as Dalginross until it meets at Top Square with the South Crieff Road and Braco Road. Take Braco Road to the right and within 100 metres turn left into Langside Drive. Follow Langside Drive and the house will be found second last on the left.

**BRIEF DETAILS OF THE ACCOMMODATION ARE AS FOLLOWS (all measurements are approximate):-**

## **FRONT ENTRANCE**

Paved path and a marble tiled step give lead to the modern double glazed entrance door and into the Vestibule with fitted doormat.

## **HALL**

Fifteen astragal door leading to the “L” shaped Hall (security alarm fitted). CH radiator. Door Chimes. Smoke Alarm fitted. Hatchway with extending Ramsay ladder leading to substantial roof space with power and light. Substantial insulation and a large area floored for storage.

## **LOUNGE/DINING ROOM**

This substantial room has two windows facing West and one facing South with the latter being a bay window. The basic measurements are :- **Lounge Area** 18'4" (5.47m) x 12' (3.65m) excluding the bay window while the **Dining Area** extends to 12' (3.65m) x 10' (3.05m). Three CH Radiators. Wooden fireplace surround and electric fire. Smoke Alarm fitted.



## KITCHEN

Spacious Kitchen measuring at its widest 12'7" (3.97m) x 12'3" (3.75m). Fully tiled walls. Very fully fitted with stainless steel sink and ample floor and wall cupboards. Shelved cupboard containing electric switch gear and a linen cupboard with fully lagged hot water tank (electric immersion heater) and slatted shelves above. Down lighters. The "Hoover" washing machine, "Creda" dryer, "Cannon" cooker (Harmony duel fuel gas hob and electric oven and grill) and "Panasonic" microwave are all included in the sale.



## BOILER ROOM

With access from the Kitchen, the Boiler Room contains the "Ideal Mexico 2" gas boiler providing heating and hot water. Fitted shelves and coat pegs. Access via fully modern double glazed back door to the rear **Patio**. External security light.

**THE REMAINING ACCOMMODATION IN CLOCKWISE ORDER IS AS FOLLOWS:-**

## SHOWER ROOM

Completely modernised and skilfully designed to fit into a space measuring 9'5" (2.78m) x 6'2" (1.90m). Modern shower unit with twin heads. WC and WHB in white with cupboards attached. Two upright heated towel rails. Medicine cabinet. Full tiling. Down lighters. Soft vinyl flooring.

## BEDROOM 1 – 13'5" (4.09m) x 10' (3.06m)

Substantial wardrobe unit occupying an entire wall providing extensive hanging and storage space and an integral dressing table. There are two other corner units and two bedside units all in the same style. CH Radiator.

## BEDROOM 2 – 12'1" (3.69m) x 12' (3.67m)

With a hanging shelved wardrobe unit occupying an entire wall. CH Radiator.

## BEDROOM 3 - 12' (3.66m) x 8'1" (2.46m)

Single Bedroom with recessed wardrobe unit. CH Radiator.



## OUTSIDE

### GARAGE - 23'10' (7.11m) x 9'6'' (2.90m)

Attached to the East side of the house the substantial Garage with workshop space in addition. Fitted with automatic roller door. There is also pedestrian access to the rear garden. Power and light. Shelving. "Electrolux" Chest deep freeze also **included** in the sale.

### GARDEN

A particular feature of the property which has been nurtured over many years is the garden ground surrounding the house. Areas of lawn are interspersed with mature groups of shrubs and miniature trees with a garden seat occupying a sheltered alcove. Small timber garden Shed. Pathways are generally paved with an area adjacent to the back door having a rotary clothes dryer fitted.



### GENERAL

1. The property benefits from mains connections to water, drainage, electricity, gas and telephone.
2. All fitted carpets & floor coverings; curtains and blinds; the light fittings throughout; and all white goods as specified are **included** in the sale.

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| <b>COUNCIL TAX</b> | The property has been placed in <b>Band E</b> . |
| <b>ENTRY</b>       | Early entry available.                          |
| <b>VIEWING</b>     | Strictly through the Selling Solicitors.        |
| <b>PRICE</b>       | Offers <b>over £240,000</b> are invited         |

### IMPORTANT NOTES

1. The foregoing Particulars are believed to be correct but their accuracy is not warranted. They do not form part of a contract.
2. Intending purchasers should intimate their interest to the selling agents following inspection. While every reasonable effort will be made to do so, it cannot be guaranteed that notice of any closing date for offers will be advised and consequently the property may be sold without notice.
3. No responsibility is accepted for any costs incurred by intending purchasers in inspecting any property or having it surveyed or otherwise incurred in pursuing their interest in a property.
4. Interested parties should be aware that lending institutions and others may require a separate or more up to date Survey Report than the one incorporated in the Home Report. It will fall to the potential purchaser to acquire and meet the cost any such Survey Report.

If you do not have a solicitor and feel that we could be of assistance to you in the sale of your property we would be pleased to offer our services. For friendly advice on the selling process and to organise a presale valuation, please contact our Property Assistant, Joanne Allan on 01764 652224

