



8 LOCHAY ROAD, HIGHLAND PARK, KILLIN, FK21 8TB

Irving Geddes are delighted to offer for sale this beautifully presented, fully equipped and furnished two bed mid-terrace modern villa. No.8 Highland Park is located in an exclusive development of 15 properties; the development selected as a finalist in the Scottish Home Awards 2015. Situated on the eastern periphery of the picturesque village of Killin, at the west end of Loch Tay and famous for the spectacular Falls of Dochart. The property is located to at the rear of the development, overlooking an attractive central courtyard, and boasts a well proportioned layout presented in move-in condition. The accommodation comprises on the ground floor; HALL with W.C. and storage off, LOUNGE/DINING ROOM to the rear with patio doors, & FULLY FITTED KITCHEN. There are TWO DOUBLE BEDROOMS (Master En-Suite) and BATHROOM on the upper floor. Warmed by gas central heating and double-glazed throughout.

Externally there are extremely well maintained communal grounds with landscaped courtyard, accessible paths, lighting, & private/visitor parking. The property also benefits from an external store built into the retaining wall adjacent to the allocated parking space, an ideal space in which to house muddy bikes & boots. A factoring fee of c.£50 per month covers communal maintenance and lighting.

A most attractive home set in a sought after development. No.8 will have broad appeal as a permanent or second home/investment. The properties have consent for unrestricted residential occupancy or for letting (subject to obtaining the necessary short-term letting licence), with no.8 used as a second home by the current owners.

Viewing Strictly by appointment through Irving Geddes 01764 670325.

Council Tax Band 'D' **Energy Performance** Rated 'C' for efficiency.

Services Mains Water, Drainage, Electric & Gas. **Home Report** £240k

Video Tour <https://my.matterport.com/show/?m=XqJ7VQticPw>

Irving Geddes
W.S. • Solicitors • Estate Agents



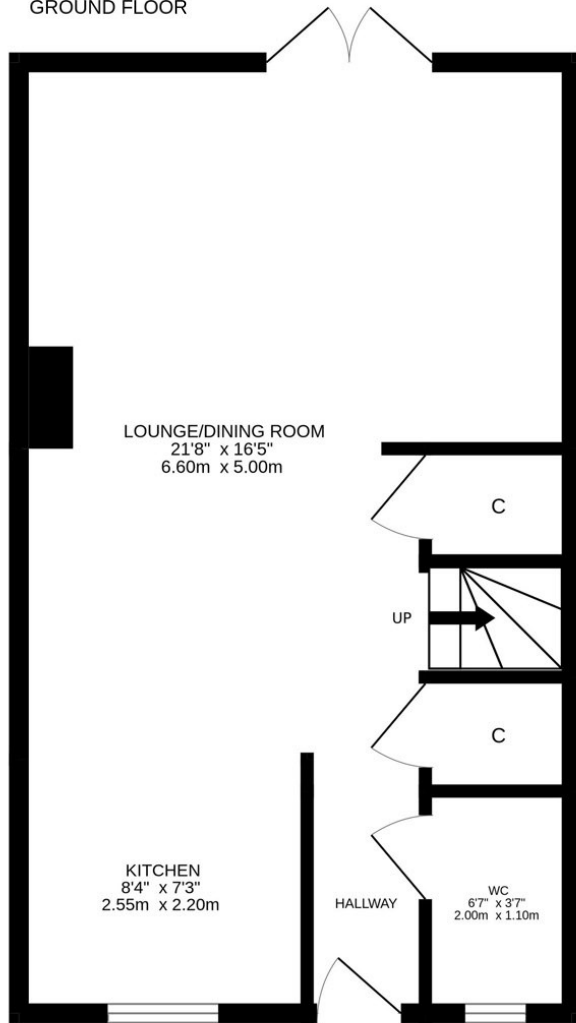




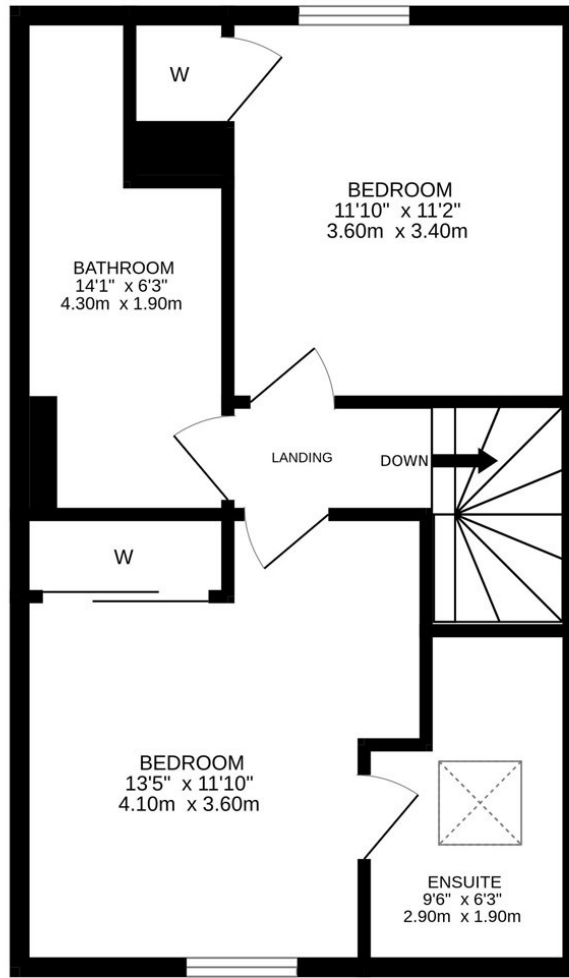




GROUND FLOOR



1ST FLOOR



Location - Killin is a historic village situated in the Loch Lomond & Trossachs National Park, at the western shores of Loch Tay. Known for its picturesque location & the spectacular Falls of Dochart, a vibrant village holding popular annual events such as an agricultural show and Highland Games. There are a variety of local independent shops and amenities including a Post Office, supermarket, hotels, restaurants and pubs. There is a local primary school in the village, with secondary schooling at McLaren High School in Callander. Stirling & Perth are within easy driving distance and offer a wider range of facilities and professional services. Leisure activities in Killin include a 9 hole golf course and a sports club as well as sailing, kayaking & fishing on Loch Tay. A haven for the outdoor enthusiast, Killin is an ideal base from which to explore the Highlands. Ben Lawers, Schiehallion and Ben More are all easily accessible, with many more hills to explore, along with delightful woodland walks.

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.



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