

TOR-NA-COILLE
19 CRAIGNAVIE ROAD, KILLIN, FK21 8SH





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Irving Geddes are delighted to offer this rare opportunity to purchase a generously sized detached 4 bedroom property with large open plan attic conversion, currently used as 5th bedroom, family room & shower room. The property enjoys a riverside position on the banks of the River Dochart and near to the famous 'Falls of Dochart'. Set within extensive private grounds, (c.2.5 acres) extending to the River bank and woodland area.

Tor-Na-Coille is presented in true move-in condition but also offers much potential, allowing a buyer to place their own design ideas upon the property. The ground floor comprises; **Entrance Porch/Boot Room, Fitted Kitchen, Hallway** with storage, substantial **open-plan Living Room** with **open fire** and **Dining Area** with patio doors leading to decked balcony overlooking the impressive garden grounds, **Main Bathroom & 4 Bedrooms** (one en-suite & one currently set up as a bunk room, but fits two single beds). The upper floor comprises; Large open plan space currently utilised as **Bedroom & Family Room** with **Shower Room** in between - velux windows create a lovely bright area.

Access from Craignavie Road leads onto a private drive laid with stone chippings. A parking area with double length garage lies at the top of the entrance to the driveway, with additional parking areas to the side of the property. The property is surrounded by mature trees, shrubbery and colourful flower beds. The majority of the land is situated to the rear of Tor-Na-Coille. A large area of lawn with mature planting & trees extends from the property, down to the riverside, with wild woodland extending further to the right.

A rare proposition to purchase a home enjoying stunning surroundings, in one of Scotland's most sought after locations. At the heart of Scotland, the surrounding landscape is renowned for its natural beauty, with the famous Falls of Dochart on your doorstep. This area of Perthshire has distinctive mixed woodland and offers excellent walking and cycling routes. Tor-Na-Coille is very close to village amenities, shops, cafes, pubs and restaurants. Loch Tay, the West Highland Way and numerous Munros are all a short distance away. Killin is ideally situated for easy access to Aberfeldy, Callander, Crieff, Glencoe and Oban. Dundee, Edinburgh & Glasgow are less than 1.5 hr drive, making it ideal for purchasers if need to travel for work or coming for the weekend.

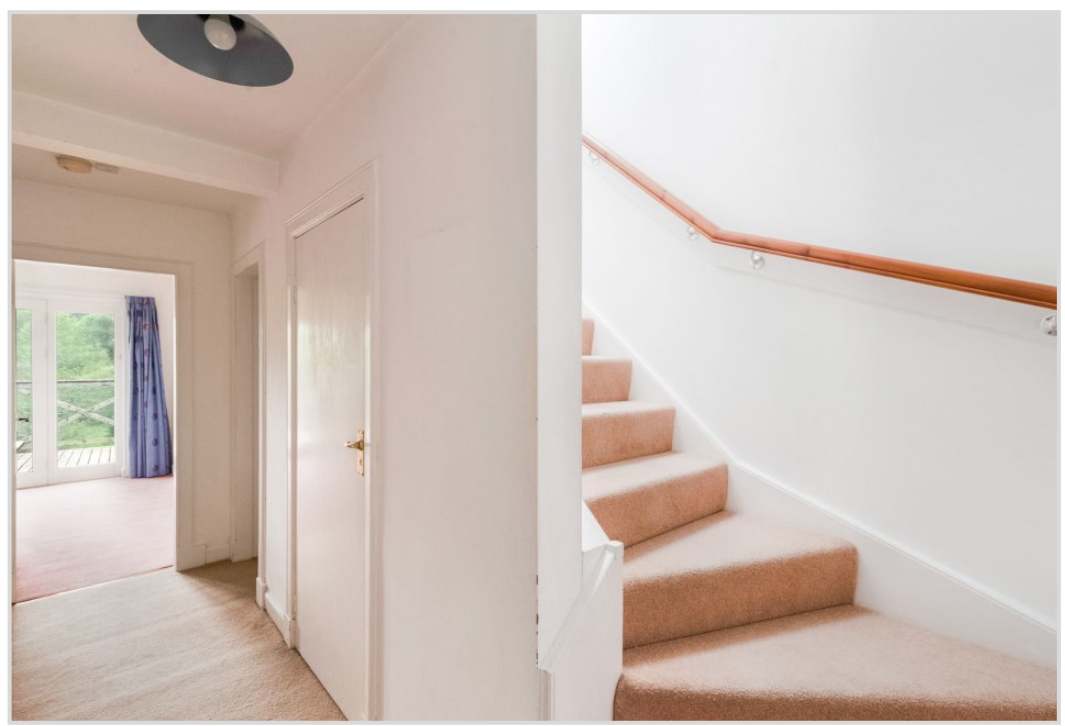




















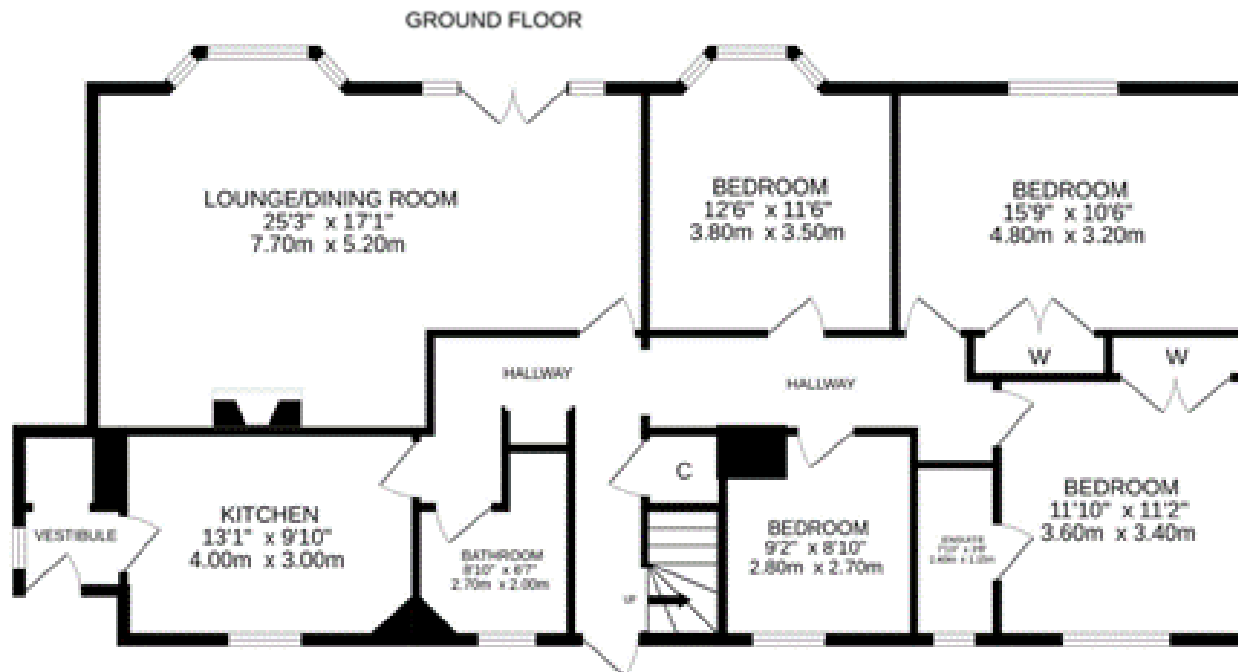
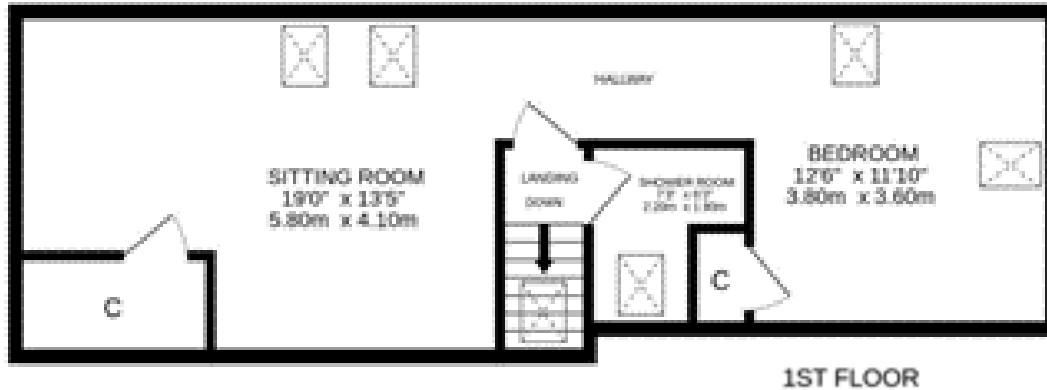


3D Tour <https://my.matterport.com/show/?m=PAQUM9RKEef>

EPC Rating 'E' Council Tax Band 'F'

Services Mains Electric, Water & Drainage.

Viewing strictly by appointment only



Irving **Geddes**
W.S. • Solicitors • Estate Agents



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