



AR DACHAIDH
SOUTH CHURCH STREET, CALLANDER, FK17 8BN

IrvingGeddes
W.S. • Solicitors • Estate Agents

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We are delighted to offer for sale this sizeable & well presented two bed detached bungalow located in a private, central area of the highly sought after town of Callander. A spacious layout comprising; ENTRANCE PORCH to HALLWAY with storage, open plan DINING KITCHEN, UTILITY ROOM (white goods inc.) with attic hatch and door access to the side garden. Double doors lead through to a large LOUNGE, two double BEDROOMS (master en-suite) & BATHROOM with double shower unit. The property is warmed by gas central heating (combi) & double glazed throughout.

Ar-Dachaidh has gated/private gardens to the front & rear. The front laid with gravel, with paviour pathways and parking for 3 or 4 vehicles. The rear garden has a private patio area, timber sheds & steps leading to an area of lawn. Bordered by timber fencing with gated access leading through to the High Street. Paviour paths surround the property.

An attractive modern home in true move-in condition, boasting a private location, yet within a 2min walk of the town centre. Early viewing advised.

Callander is a bustling tourist town situated on the River Teith, described often as the gateway to the Highlands. A charming & historic town, full of independent shops, & a popular base for tourists exploring Loch Lomond & Trossachs National Park and 'Rob Roy Country'.

Energy Performance Rated 'C' **Council Tax** Band 'G'

3D Tour: <https://my.matterport.com/show/?m=N47ieU5CfHk>

Viewing Strictly by appointment through Irving Geddes - 01764 653771.













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.