



BIRCHBANK

J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 —





Birchbank  
1 Main Street  
Killin  
FK21 8UT

Offers Over £310,000

We are delighted to bring to the market, this charming cottage located in the popular village of Killin.

Birchbank is a beautifully presented four bedroom period cottage dating back close to 250 years. It is Grade C listed, which is attributed to the built-in cupboard and shelving located in the dining room. This attractive stone fronted, two storey home is on the main street though the village and situated well back from the road in an elevated position. It benefits from having private parking and a garage which is accessed via a lane to the rear of the property.

On the ground floor, the house has cosy living room with stone fireplace with LPG gas fire and a generous dining room again with a stone fireplace and a multi-fuel stove. The kitchen/dining room features a stone wall, and white wall and floor units creating a country cottage feel to the room. There is a large porch to the front of the house which makes a lovely sun room and a family shower room and a useful pantry style cupboard in the hallway.





On the first floor there are four double bedrooms, two with built in wardrobes and one currently used as a study. The family bathroom was replaced a few years ago and there is a two-level landing with built in bookcase.

Externally the cottage has large gardens to the front and rear. The front is laid mainly to grass with gravelled footpath leading from a metal gate and round a feature stone raised bed. The rear garden has a gravelled patio area at the back door with a stone outbuilding and garden shed. Steps lead up through a well built stone retaining wall onto a large grassed area with some shrubs and small trees with raised flow bed and a gravelled path leading to the parking area and garage.

Killin is an attractive and popular village located within the Loch Lomond National Park. It is situated at the south end of Loch Tay and is famed for the Fall of Dochart to the south of the village. There are an assortment of shops, hotels, restaurants and cafes, a primary school and medical practice.





## Dimensions

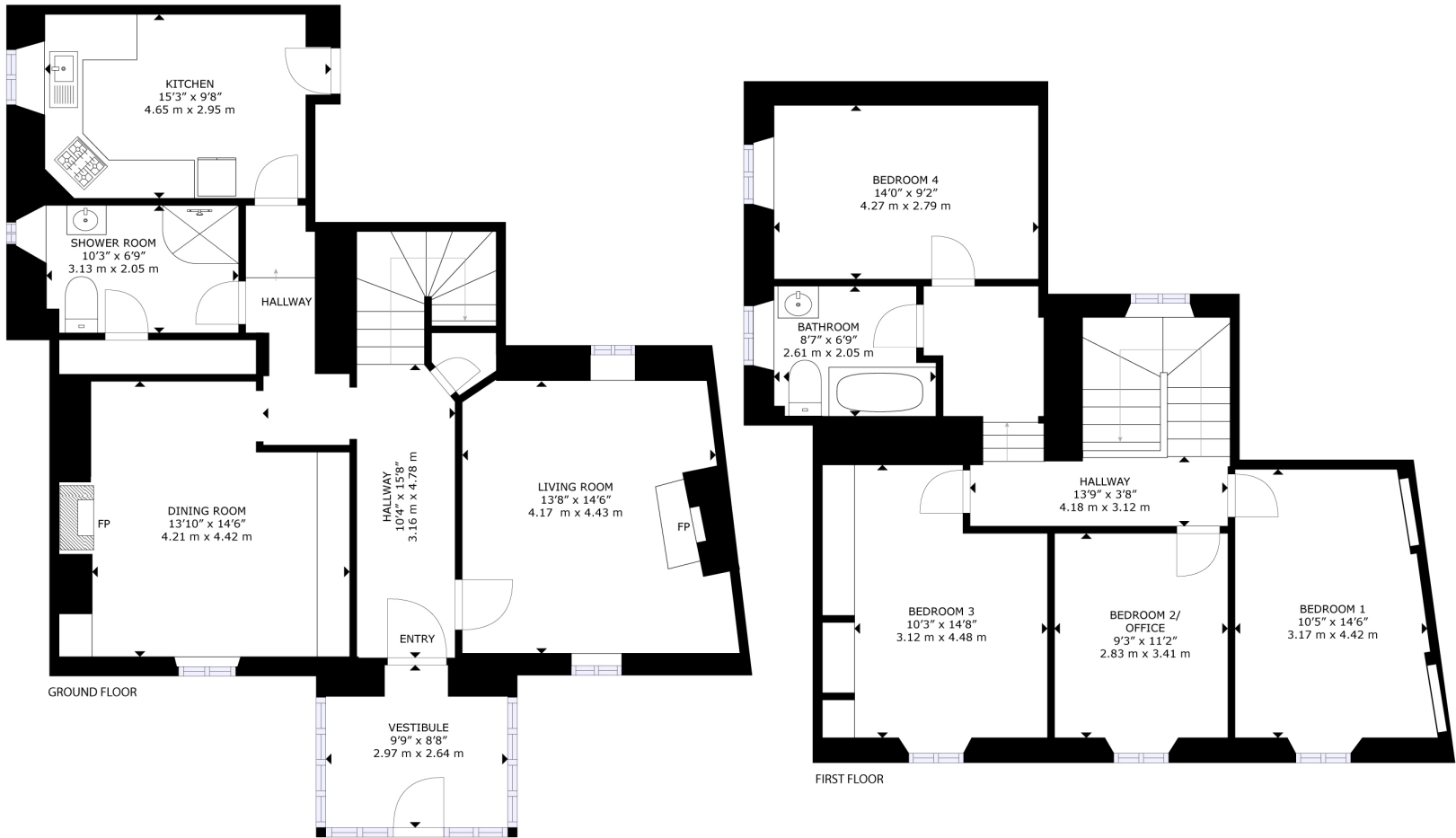
Sun Room (9' 10" x 8' 8") or (3.00m x 2.64m)  
Living Room (14' 6" x 13' 8") or (4.43m x 4.17m)  
Dining Room (14' 6" x 13' 10") or (4.42m x 4.21m)  
Kitchen (15' 3" x 9' 10") or (4.65m x 3.00m)  
Shower Room (10' 3" x 6' 7") or (3.13m x 2.00m)  
Hallway (15' 9" x 10' 4") or (4.80m x 3.15m)  
Landing (13' 9" x 10' 2") or (4.20m x 3.10m)  
Bedroom 1 (14' 5" x 10' 4") or (4.40m x 3.15m)  
Bedroom 2 (11' 2" x 9' 2") or (3.40m x 2.80m)  
Bedroom 3 (14' 9" x 10' 2") or (4.50m x 3.10m)  
Bedroom 4 (14' 1" x 9' 2") or (4.30m x 2.80m)  
Bathroom (8' 6" x 6' 7") or (2.60m x 2.00m)



## Directions

From our Aberfeldy office, travel south on A827 to Killin. Continue through towards the south end of the village. Birchbank is on the right hand side just beyond the chemist shop. Park on the main road.





## Birchbank 1 Main Street Killin FK21 8UT

GROSS INTERNAL AREA  
 FLOOR 1: 1,003 sq. ft, 93 m<sup>2</sup> FLOOR 2: 834 sq. ft, 77 m<sup>2</sup>  
 TOTAL: 1,837 sq. ft, 170 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



