

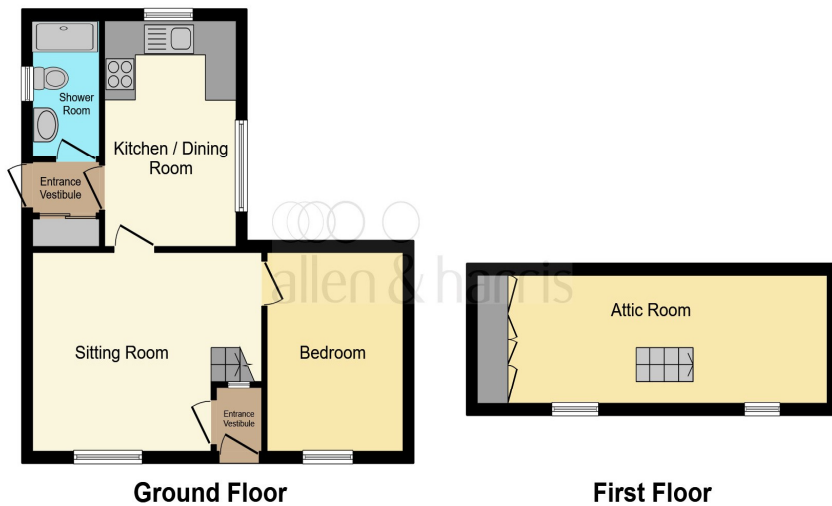


**Crombie Cottage, Clifton Road, Tyndrum, Crianlarich, FK20
8SA**

welcome to

Crombie Cottage, Clifton Road, Tyndrum, Crianlarich

An exquisite example of a truly quintessential "chocolate box cottage" which is ideally situated on the famous West Highland Way, set within the picturesque village of Tyndrum. Viewing is highly recommended to fully appreciate all this delightful home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



This charming cottage dates back to circa 1800 & sits beside an attractive burn, whilst offering a breath-taking outlook & setting. Over the years, the property has been extended & undertaken extensive refurbishment, to ensure the home is more in keeping with today's lifestyle requirements.

This delightful home is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of an Entrance Vestibule. Immediately drawing you in is the well-proportioned Sitting Room, with feature exposed stone wall & wood burning stove; this really is the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst light flourishes in through the window to the front aspect. Conveniently located off the Sitting Room is the stylish Kitchen/Dining Room, which is a further stand-out feature of this wonderful home; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units; the Kitchen provides space, convenience & ample storage. There is a modern Shower Room, consisting of a Shower Cubicle, WC & wash hand basin, whilst the Bedroom is a double in size & again, a wealth of natural light enters via the window to the front aspect. In addition, there is an attic room which is floored & lined, with power installed.

The home is well-presented throughout & there is a good range of in-built storage space to be found. Viewing of this property is highly recommended to truly appreciate all that this charming cottage has to offer.

Surrounding the property are neat enclosed gardens, which are mainly laid to lawn.

Tyndrum is a popular stopping off point for travellers heading north & west to Oban, it has local shops, which provide for everyday needs & requirements; Oban (approx. 37 miles) supports a wider range of additional facilities. Tyndrum is set within the National Park & is surrounded by picturesque mountains & steep glens providing ever changing, spectacular west highland scenery & offers some of the best views in west central Scotland. There is interesting walking country & for the more adventurous, challenging hill climbs, mountain biking & mountaineering. For the field sports person there are opportunities to fish, by permit, for trout & salmon on the local rivers/lochs & some of the local estates run commercial shoots as well as allowing stalking by prior arrangement.

Entrance Vestibule

Kitchen / Dining Room

13' 8" x 8' 7" (4.17m x 2.62m)

Sitting Room

15' 4" max x 11' 11" (4.67m max x 3.63m)

Bedroom

11' 8" x 9' 1" (3.56m x 2.77m)

Shower Room



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welcome to

Crombie Cottage, Clifton Road, Tyndrum, Crianlarich

- Picturesque "Chocolate Box Cottage"
- Breath-taking scenery set within the National Park
- Stylish Kitchen/Dining Room
- Spacious Sitting Room with exposed stone work & wood burning stove
- Double Bedroom

Tenure: Freehold EPC Rating: E

offers over

£139,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110098 - 0006

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