

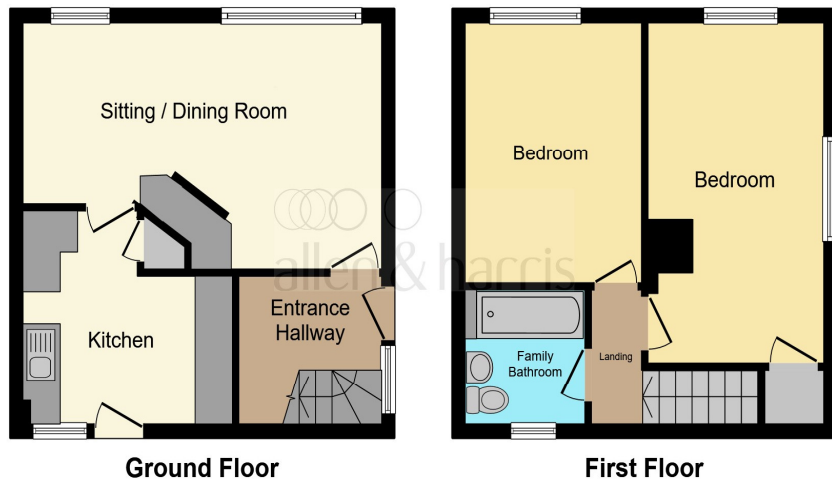


Auchraw Terrace, Lochearnhead, FK19 8PS

welcome to

Auchraw Terrace, Lochearnhead

Introducing this charming 2-bedroom semi-detached house, benefiting from a large corner plot garden & stunning vistas of the surrounding area. The property is ideally situated in this highly desirable locale & viewing is recommended to fully appreciate all that this delightful home has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This semi-detached house is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of an Entrance Hallway with stairs leading the upper level. Immediately drawing you in is the well-proportioned Sitting / Dining Room; 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 windows to the front aspect & also provides a wonderful outlook/views. Conveniently located off the Sitting / Dining Room is the stylish Kitchen which is tastefully tailored with an array of wall & base units; the Kitchen provides space, convenience & ample storage as well as door access out to the rear garden.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The two Bedrooms are both doubles in size & both are fortunate enough to enjoy elevated views over towards Loch Earn & beyond. Concluding the accommodation on the upper floor is a Family Bathroom, which comprises of a bath with over shower, WC & wash hand basin.

There is a good range of in-built storage space to be found throughout the home & the property further benefits from double glazed windows & oil central heating. Viewing of this property is highly recommended to truly appreciate all that this lovely home has to offer.

It must be said that the gardens are a true stand-out feature of this home; with the property sitting on a large corner plot which comprises of a patio seating area; which is ideal for alfresco dining during the summer months, whilst taking in the breathtaking surrounding views. There are also lawn areas to the front, side & rear of the property, with shrubs & borders. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, with a delightful backdrop/vista, will be wholly impressed by what is on offer.

Lochearnhead is a small picturesque village situated at the west end of Loch Earn & is beautifully set within the Loch Lomond & Trossachs National Park. Primary & Secondary schools are Strathyre Primary School, McLaren High School, Callander & Morrison's Academy in Crieff. The larger town of Callander is situated approximately 14 miles away and offers more extensive facilities.



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Ground Floor

Hallway

Sitting / Dining Room

18' 11" max x 11' 10" max (5.77m max x 3.61m max)

Kitchen

11' max x 10' 3" max (3.35m max x 3.12m max)

Upper Floor

Bedroom

16' 1" max & exc storage x 9' 3" max (4.90m max & exc storage x 2.82m max)

Bedroom

12' 9" x 9' 5" (3.89m x 2.87m)

Family Bathroom



welcome to

Auchraw Terrace, Lochearnhead

- Semi-detached house
- Corner plot garden with breath-taking views
- 2 double Bedrooms
- Kitchen
- Spacious Sitting / Dining Room

Tenure: Freehold EPC Rating: E

offers over

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI109988 - 0002

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