



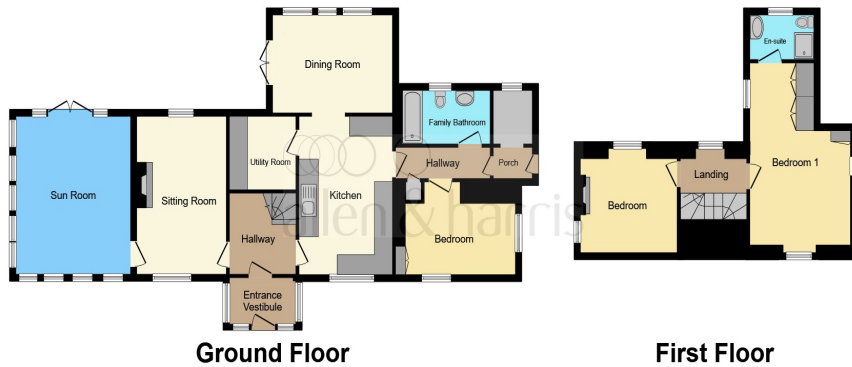
**Easter Gartchonzie, Invertrossachs Road, Callander, FK17 8HW**



**welcome to**

## **Easter Gartchonzie, Invertrossachs Road, Callander**

Introducing this delightful, traditional detached cottage dating back circa 1870; offering genuine charm & character whilst enjoying an idyllic setting, which benefits from spectacular countryside & mountain views. Presented in walk-in condition, this impressive home in its highly desirable location, offers flexible living accommodation & viewing is certainly recommended to fully appreciate all that this property 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](http://www.focalagent.com)



This spacious detached cottage, which is situated on the banks of a tributary to the River Teith, sits in its own grounds which extend to approximately 2.5 acres(stc). The home is sure to appeal to a wide demographic of potential purchasers & the property certainly offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally this immaculately presented property offers well-proportioned and well laid out accommodation, initially comprising of an Entrance Vestibule leading into a welcoming Entrance Hallway, with staircase leading to the upper level. Immediately drawing you in is the Kitchen, which is partially open plan to the spacious Dining Room; this area really is the sociable hub of the home & the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst there are doors leading out from the Dining Room to the side garden. In the warmer seasons, roll open the doors & step out onto the patio area – this makes the ideal space for alfresco dining or purely to enjoy the attractive rear garden. The Kitchen itself is one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops - the Kitchen provides space, convenience & storage in abundance, whilst keeping your Kitchen chore & clutter free is a separate Utility Room. The formal Sitting Room, with a feature open fire & fine wood panelling, provides a wonderful ambience & a delightful space in which to relax & unwind. Conveniently located off the Sitting Room is the architecturally designed Sun Room; this is a true stand-out feature of the home with its vaulted ceiling & wood burning stove - natural light floods in through the large feature windows, as well as providing breath-taking views of the surrounding gardens. Retracing our steps back to the rear Hallway we find a ground floor Bedroom with in-built storage; however, this room could also be adapted to alternative usage such as a Home Office or Hobby/Playroom depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the downstairs accommodation is a Family Bathroom comprising of a bath with over shower, WC & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 2 double Bedrooms with the Principal Bedroom further benefiting from a dressing area & en-suite Shower Room.

The home is well-presented throughout & the property skilfully encapsulates the versatility that current modern lifestyles require, while retaining the traditional feel of relaxed, country living. There is a good range of inbuilt storage space to be found throughout the home & viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

Easter Gartchonzie is nestled within a notably envious position & sits on substantial grounds of approx. 2.5 acres(stc) & the main gardens, which wrap around the property really are a further stand-out feature of this lovely home, make it a truly enchanting spot. There is an expansive gravelled driveway, providing off road parking for numerous vehicles & also access to the double garage. The situation of the property is exquisite, with the current owners resourcefully creating an expansive landscaped lawn garden with an array of mature plants, fruit trees, shrubs & borders. The remainder of the gardens consist of areas of lawn, shrubs & trees, all of which ensures that throughout the course of the day there is always a beautiful space in which to appreciate the breath-taking views. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space in which to enjoy the stunning outlook of the hills & countryside, will be wholly impressed with what is on offer.

The town of Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park & providing good local shopping, plus excellent schooling facilities, as well as being on the doorstep of some glorious countryside, which provides all forms of amenities for outdoor enthusiasts. Callander is well located for access to Central Scotland, Stirling being approx. 14 miles away & Glasgow about 37 miles.

**Agents note: A further approx. 1.5 acres(stc) of paddock land, located opposite the property, may be available & the selling agent will be happy to discuss this with any prospective buyers.**

**We are advised that a protected species has roost within the property. For further information please refer to the following website; [www.bats.org.uk](http://www.bats.org.uk) or seek further guidance from [www.gov.uk/guidance/bats-protection-surveys-and-licences](http://www.gov.uk/guidance/bats-protection-surveys-and-licences)**



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## Ground Floor

### Entrance Vestibule

### Entrance Hallway

### Sitting Room

15' 11" x 10' 1" ( 4.85m x 3.07m )

### Kitchen

16' 2" x 10' 6" ( 4.93m x 3.20m )

### Dining Room

13' 8" x 10' 2" ( 4.17m x 3.10m )

### Utility Room

### Sun Room

16' x 12' 10" ( 4.88m x 3.91m )

### Bedroom

10' exc storage x 8' 2" ( 3.05m exc storage x 2.49m )

### Family Bathroom

## Upper Floor

### Bedroom

20' 3" max x 11' 6" max ( 6.17m max x 3.51m max )

### En Suite

### Bedroom

11' x 10' 7" ( 3.35m x 3.23m )



welcome to

## Easter Gartchonzie, Invertrossachs Road, Callander

- Beautiful, detached Cottage
- Extensive grounds of approx. 2.5 acres(stc), with breath-taking views of the surrounding mountains/countryside.
- 3 Bedrooms
- Sitting Room & partially Open Plan Kitchen / Dining Room
- Architecturally designed Sun Room

Tenure: Freehold EPC Rating: E

offers over

**£530,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
STI110109 - 0002

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