

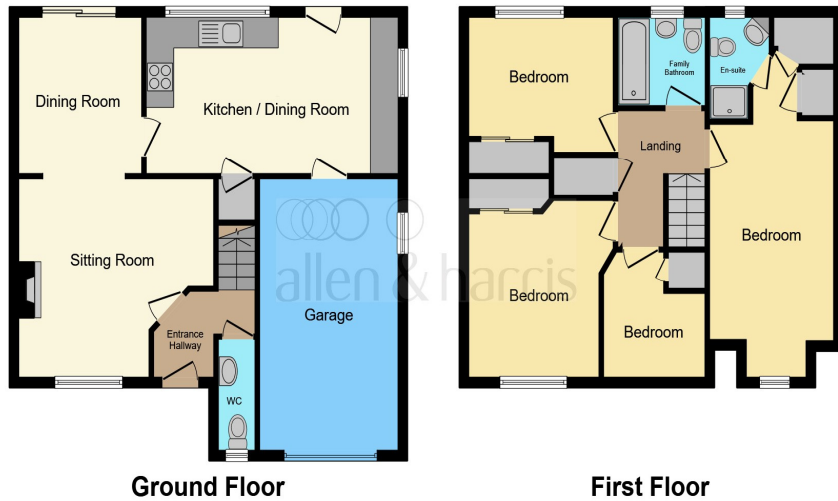


Lendrick Avenue, Callander, FK17 8LZ

welcome to

Lendrick Avenue, Callander

Introducing this charming & immaculately presented 4-bedroom detached family home, situated in the highly sought-after town of Callander. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive 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



This delightful property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home.

Upon entering, you are greeted by welcoming Entrance Hallway that sets the tone for the rest of the property. Immediately drawing you in, is the well-proportioned Sitting Room; this 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 a large window to the front aspect allows a wealth of natural light into the room. The separate Dining Room is the perfect space for hosting dinner parties & entertaining guests; however, this room could also be adapted to alternative usage depending on your lifestyle requirements & in the warmer seasons, roll open the patio doors & step out onto patio seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Retracing our steps back, we gravitate towards the stylish & spacious Kitchen/Dining Room; the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob. The Kitchen provides space, convenience & storage in abundance, whilst completing the accommodation on the ground floor is a downstairs WC.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The expansive Principal Bedroom benefits from a range of in-built wardrobes, plus an en-suite Shower Room. There are 3 further Bedrooms, all of which benefit from in-built storage & completing the accommodation on the upper floor is a Family Bathroom which consists of a bath with over shower, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in-built storage space to be found throughout the property & viewing is highly recommended to truly appreciate all that this charming home has to offer.

To the front of the property is a lawn garden & a private monoblocked driveway, offering off-street parking convenience leading to the integral garage. The design of the rear garden has been fashioned to introduce a large patio seating area & lawn, with shrubs & borders.

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



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Ground Floor

Entrance Hallway

Sitting Room

14' 3" max x 13' 1" max (4.34m max x 3.99m max)

Dining Room

10' 5" x 9' (3.17m x 2.74m)

Kitchen / Dining Room

18' 4" max x 10' 5" max (5.59m max x 3.17m max)

WC

Upper Floor

Principal Bedroom

17' 10" max & exc wardrobe x 9' max (5.44m max & exc wardrobe x 2.74m max)

En Suite

Bedroom

10' 8" max x 9' 1" max & exc wardrobe (3.25m max x 2.77m max & exc wardrobe)

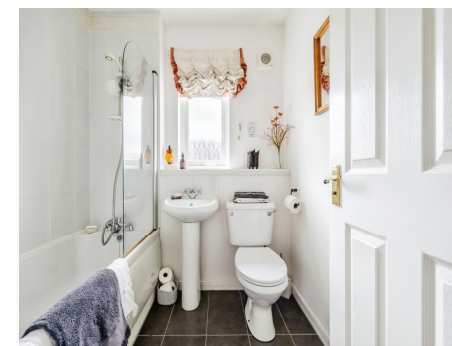
Bedroom

10' 8" max x 11' 11" max & exc wardrobe (3.25m max x 3.63m max & exc wardrobe)

Bedroom

8' 4" max & inc storage x 7' 8" (2.54m max & inc storage x 2.34m)

Family Bathroom



welcome to

Lendrick Avenue, Callander

- A delightful 4 Bedroom detached family home
- Spacious Kitchen/Dining Room
- Sitting Room & separate formal Dining Room
- En-suite to Principle Bedroom, Family Bathroom & separate downstairs WC
- Offers versatile living accommodation

Tenure: Freehold EPC Rating: C

offers over

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110287 - 0002

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