



Leny Road, Callander, FK17 8AL

welcome to

Leny Road, Callander

Introducing this impressive, detached sandstone villa which offers a wonderful subtle blend of fine traditional features & modern sophisticated living. The property also allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful 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



The property tastefully combines a wealth of original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is therefore certainly more in keeping with today's lifestyle requirements. Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a significant & charming property set within the village.

This spacious detached house is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. Internally the property boasts capacious accommodation & initially consists of an entrance vestibule leading into a beautiful reception Hallway, with a feature staircase leading to the upper level. The versatility & flexibility of the ground floor accommodation allows for a number of possible layouts, but generally consists, in the current format of a sizeable Sitting Room with a wonderful bay window to the front aspect & a well-proportioned Family/Playroom, again with a bay window to the front aspect. The Kitchen is tastefully tailored with an array of wall & base units & fitted worktops; providing space, convenience & ample storage. Ideally situated off the Kitchen is the formal Dining Room, which also provides access to the expansive Conservatory & in the warmer seasons, roll open the patio doors & step out onto decked seating area – this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. The remaining accommodation on the ground floor comprises of a Store Room, Utility Room & downstairs Bedroom, with an en suite.

Ascend the staircase to gain access to the mezzanine level which provides for 2 bedrooms, one shower room & one bathroom, one of the bedrooms on this level could also be adapted to alternative usage (such as a Lounge or Office/Study) depending on your lifestyle requirements. At the top of the staircase is the first floor with accommodation; this consists of 4 Bedrooms, each with an en suite facility.

To the front of the home is an expansive gravelled driveway, offering ample off road parking convenience & also provides access, to the side of the property, to the detached garage. The attractive rear garden comprises of a lawn with mature plants/shrubs & an extensive decked area which is ideal for entertaining.

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.

Ground Floor

Entrance Vestibule

Entrance Hallway

Sitting Room

25' 8" exc bay window x 11' (7.82m exc bay window x 3.35m)

Family Room

14' 8" exc bay window x 13' 11" (4.47m exc bay window x 4.24m)

Kitchen

12' 11" x 12' 2" (3.94m x 3.71m)

Dining Room

13' x 11' (3.96m x 3.35m)

Conservatory

18' 2" x 11' 2" (5.54m x 3.40m)

Store Room

Utility Room

Bedroom

13' 10" x 10' 3" (4.22m x 3.12m)

En Suite

Upper Floor

Upper Lounge/Bedroom

14' x 11' 1" (4.27m x 3.38m)

Bedroom

12' 10" x 10' 10" (3.91m x 3.30m)

En Suite

Bedroom

10' 11" x 8' 10" (3.33m x 2.69m)

En Suite

Bedroom

12' 11" x 11' 1" (3.94m x 3.38m)

En Suite

Bedroom

14' max x 10' 6" max (4.27m max x 3.20m max)

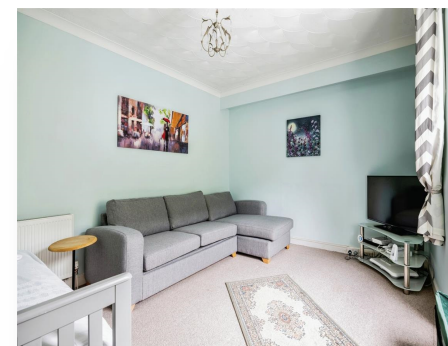
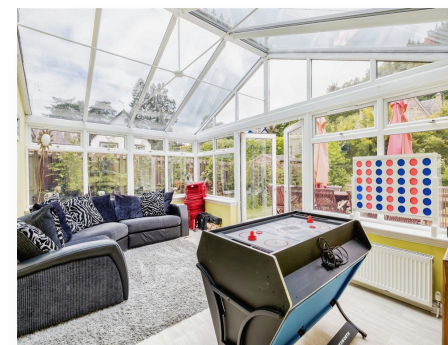
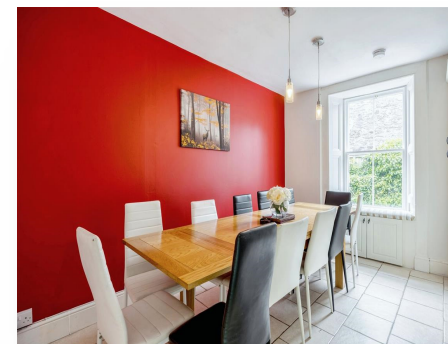
En Suite

Bedroom

14' 11" max x 14' 2" (4.55m max x 4.32m)

Shower Room

Family Bathroom



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welcome to

Leny Road, Callander

- Detached sandstone villa
- Expansive & versatile living accommodation
- Sitting Room, Family Room, Kitchen, Conservatory
- 6 Bedrooms
- 7 Bathrooms/En Suites

Tenure: Freehold EPC Rating: D

offers over

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
STI110502 - 0002

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