



Livingstone Avenue, Callander, FK17 8EP

welcome to

Livingstone Avenue, Callander

Introducing this charming & well-presented 2 Bedroom semi-detached bungalow, which is ideally situated in a highly sought-after residential area. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive bungalow 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 is sure to appeal to a wide demographic of potential purchasers, including those who perhaps require one level living.

The accommodation comprises of a welcoming Entrance Hallway & immediately catching your attention is the spacious Sitting / Dining Room, which is the perfect place to simply relax or unwind, whilst also creating a central hub for socialising & the ideal retreat where friends & family will naturally gather at the start & end of the day; a large window to the front aspect allows light to flourish into the room. Next, we gravitate to the Kitchen which is tailored with an array of wall & base units, fitted worktops & integrated oven/hob; the Kitchen provides convenience & ample storage. There are Two well-proportioned Bedrooms, with one of the Bedrooms also having the inclusion of in-built storage & completing the accommodation on offer is a modern, stylish Wet Room.

The home is well-presented throughout, offering walk-in condition & there is a good range of in-built storage space to be found throughout the home, whilst the property also benefits from gas radiator heating.

Externally, to the front there is a low maintenance garden & a driveway providing off road parking convenience, as well as access to the detached garage. The rear garden is also designed for ease of maintenance, with a large patio & gravelled areas, with shrubs/borders. Viewing of this bungalow is highly recommended to truly appreciate all that this wonderful home has to offer.

The town of Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park and providing good local shopping and 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 14 miles away and Glasgow about 37 miles.

Entrance Porch

Hallway

Sitting / Dining Room

14' 9" x 12' 3" (4.50m x 3.73m)

Kitchen

9' 10" x 9' 6" (3.00m x 2.90m)

Bedroom

14' 5" x 8' 10" (4.39m x 2.69m)

Bedroom

13' 3" x 10' 5" (4.04m x 3.17m)

Wet Room



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welcome to

Livingstone Avenue, Callander

- Semi-detached Bungalow
- Spacious Sitting/Dining Room
- Kitchen
- 2 well-proportioned Bedrooms
- Modern Wet Room

Tenure: Freehold EPC Rating: C

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110511 - 0003

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