

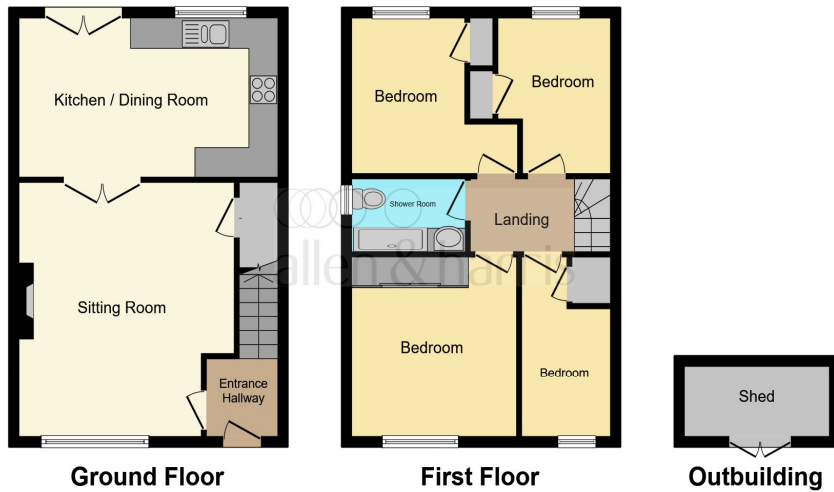


Lyon Road, Killin, FK21 8TE

welcome to

Lyon Road, Killin

Introducing this well-proportioned & immaculately presented 4 Bedroom semi-detached house, which has been significantly improved by the current owners. The property is situated in a highly sought-after residential area, offering a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive house 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 stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. Upon entering you are greeted by a welcoming Hallway, with stairs leading to the upper level & immediately catching your attention is the spacious Sitting Room, with feature wood burning stove; this room 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 modern Kitchen/Dining Room which is one of the many highlights of this wonderful home & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, the Kitchen provides space, convenience & ample storage. In the warmer seasons, roll open the patio doors & step out into the garden area - this makes the ideal space for alfresco dining or to purely to enjoy the rear garden.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation, where you will find the 4 Bedrooms; however, the rooms/layout could also be adapted to alternative usage, depending on your lifestyle requirements & due to the substantial living accommodation on offer throughout the home. Competing the accommodation on this floor is a stylish Shower Room which comprises of a shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is also good range of in-built storage space to be found throughout the home.

Externally, there is a gravelled front garden with a driveway providing off road parking convenience. The block-paved rear garden has been designed & fashioned to provide ease of maintenance, with the inclusion of a wood store.

The village of Killin is an attractive & popular west Perthshire village which is set within the National Park & provides convenient local shopping facilities, pub, local restaurants & doctor's surgery close by. There is also nursery & primary schooling available within the village. The River Dochart runs into Loch Tay & all the associated fishing & boating activities are available in the area. The Cities of Glasgow (approx 60 miles), Stirling (approx 40 miles) & Perth (approx 45 miles) all offer major stores & shopping centres present.



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Ground Floor

Entrance Hallway

Sitting Room

16' 8" max x 14' 3" max (5.08m max x 4.34m max)

Kitchen / Dining Room

17' 7" max x 10' 2" max (5.36m max x 3.10m max)

Upper Floor

Bedroom

11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

Bedroom

10' 3" x 7' 7" (3.12m x 2.31m)

Bedroom

11' 5" x 6' 2" (3.48m x 1.88m)

Shower Room



welcome to

Lyon Road, Killin

- Semi-detached house
- Stylish Kitchen/Dining Room
- Spacious Sitting Room, with wood burning stove
- 4 Bedrooms
- Modern Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over

£215,000



view this property online allenandharris.co.uk/Property/STI110569



Property Ref:
STI110569 - 0002

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Please note the marker reflects the
postcode not the actual property