



Craignavie Road, Killin, FK21 8SH

welcome to

Craignavie Road, Killin

Introducing this exquisite & immaculately 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 stunning 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 spacious Sitting/Dining Room, with wood burning stove & 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 stylish Kitchen, which is partially open plan to the Sitting/Dining Room & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, plus fitted worktops; the Kitchen provides convenience & ample storage. There are two well-proportioned Bedrooms, with the Principal Bedroom benefiting from in-built storage. Completing the accommodation on offer is a modern Shower Room comprising of a shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, offering walk-in condition & there is a good range of in-built storage space to be found throughout the home.

Externally, to the front there is a lawn garden & the rear garden provides a multitude of areas to enjoy; the design of the garden has been fashioned to introduce a seating area & lawn, with mature shrubs/borders, providing ideal spaces in which to relax & unwind, whilst also ensuring that throughout the course of the day there is always a beautiful area in which to appreciate the delightful surroundings. Any prospective buyer with a passion for gardening will be impressed & suitably indulged, with what is on offer.

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.

Entrance Hallway

Sitting / Dining Room

14' 9" x 11' 9" (4.50m x 3.58m)

Kitchen

9' 6" x 8' 2" (2.90m x 2.49m)

Bedroom

14' 1" max x 9' 6" (4.29m max x 2.90m)

Bedroom

10' 1" x 9' 6" (3.07m x 2.90m)

Shower Room



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welcome to

Craignavie Road, Killin

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

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£179,000



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Property Ref:
STI110396 - 0003

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Please note the marker reflects the
postcode not the actual property