



17, Robertson Way,
Callander, Stirlingshire FK17 8JF

Offers Over £203,000

County Estates are delighted to present to the market this end terraced villa, 17 Robertson Way in the picturesque town of Callander.

This welcoming property comprises of a bright spacious lounge, modern fitted kitchen with dining area, downstairs w.c., three bedrooms, principal with en-suite, family bathroom, private gardens.

Callander is part of the Trossachs National Park, is a bustling tourist town situated on the river Teith near Stirling. There is a number of popular walks in the area including the beautiful Bracklinn Falls. With plenty of local amenities, convenience store and a variety of local shops, cafes and restaurants, educational facilities, health centre, leisure centre and golf course and club.

Entrance

Entrance to the property is via a white wooden door with glazed side panel.

Vestibule

4' 2" x 3' 6" (1.27m x 1.07m)

The vestibule is carpeted and has a storage cupboard, with a glazed door leading to the entrance hallway.

Entrance Hallway

14' 11" x 5' 11" (4.54m x 1.80m)

The entrance hallway has oak effect vinyl flooring and leads to all lower accommodation and has a large storage cupboard under the stairs.

Lounge

18' 9" x 11' 0" (5.71m x 3.35m)

The bright spacious lounge is carpeted and has three double glazed windows that let in natural light and overlook the front and side of the property.

Fitted Kitchen

18' 8" x 8' 3" (5.69m x 2.51m)

The modern fitted kitchen has oak effect vinyl flooring and has walnut effect base and wall units with complementary work surfaces. There is a built in gas hob, electric oven and extractor hood, with automatic washing

machine, fridge freezer and space for a dishwasher. There is space for a dining table. This room has three double glazed windows overlooking the garden and a double glazed door that leads to the rear garden.

W.C.

5' 11" x 3' 2" (1.80m x 0.96m)

The w.c. is located in the hallway and has an oak effect vinyl floor and with a white wash hand basin and w.c..

Upper Hallway

The upper hallway is carpeted and has a double glazed window overlooking the side of the property and leads to all upper accommodation.

Principal Bedroom

14' 1" x 11' 2" (4.29m x 3.40m)

The principal bedroom is carpeted and has built in sliding wardrobe with walnut effect doors and a grey stripe. There is three double glazed windows, one has a door with a Juliette balcony overlooking the front of the property, and there is room for freestanding bedroom furniture.





En-suite

8' 0" x 4' 2" (2.44m x 1.27m)

The en-suite has oak effect vinyl flooring and an opaque window to the front of the property. It is partially tiled with a shower enclosure and thermostatic shower, white wash hand basin and w.c.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

The second bedroom is another double room which is carpeted with a double glazed window and a door with a Juliette balcony overlooking the rear of the property and room for freestanding bedroom furniture.

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.23m)

The third bedroom is a single room and is carpeted with a double glazed window overlooking the rear of the property.

Family Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

The family bathroom is partially tiled and has tile effect vinyl flooring and comprises of a white bath, wash hand basin and w.c.

Included Extras

The included extras in the property are all blinds, curtain poles, fixtures and fittings, floor coverings and light shades. In the kitchen the built in gas hob, electric oven, extractor hood, freestanding washing machine and fridge/freezer and also the shed in the rear garden.

Gardens

The front garden is laid to lawn with hedging. There is a path that leads to the side of the property with decorative chips. The private rear garden has a patio area and decorative chips with a gate that gives access to a path at the rear of the property.



Glazing and Heating

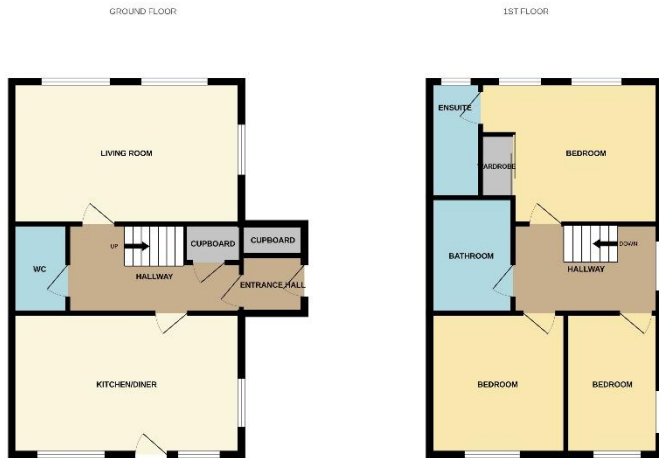
The property is fully double glazed with a gas central heating system.

Parking

The property has two allocated parking spaces and parking areas for guests.

Home Report

To view this home report please email us on :
admin@county-estates.net



Whilst every attempt will be made to ensure the accuracy of the floorplan contained herein, the floor plan is not intended to be a contract or a statement of fact. It is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is not intended to be a contract or a statement of fact. It is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is not intended to be a contract or a statement of fact. It is provided for information only and should not be used as a basis for any legal proceedings.

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