



**ABERFOYLE - 7 Viewforth, Main Street, FK8 3UF**

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WELCOME TO THIS CHARMING TOP-FLOOR 2-BEDROOM FLAT LOCATED ON MAIN STREET IN THE PICTURESQUE VILLAGE OF ABERFOYLE, STIRLING. THIS RARELY AVAILABLE PROPERTY BOASTS OPEN ASPECTS, OFFERING STUNNING VIEWS AND A SENSE OF TRANQUILITY.

Situated in the heart of Aberfoyle, this flat provides spacious accommodation perfect for comfortable living. The communal entrance leads to a hallway that guides you through the rest of the apartment.

The lounge is a bright and airy space, ideal for relaxing or entertaining guests. The dining kitchen is well-equipped, providing a perfect setting for preparing delicious meals. The two bedrooms offer ample space for rest and relaxation, while the bathroom provides convenience and comfort. Good storage throughout

Living in this flat means having easy access to Callander, Stirling, and Glasgow, making it a convenient location for those who appreciate both the tranquility of village life and the amenities of nearby cities.

Don't miss out on the opportunity to own this delightful property in Aberfoyle. Book a viewing today and envision the lifestyle this top-floor flat can offer you.!





### **Price**

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:-  
[www.sellerspack.co.uk](http://www.sellerspack.co.uk)  
Postcode: FK8 3UF

### **Vendor**

Clients of G&S Properties

### **Negotiator**

Mark Adams

### **Fixtures & Fittings included in the sale**

All fitted floor coverings, curtains and blinds. All integrated appliances.

### **Services**

The property is connected to mains water, electricity and drainage. Heating is by means of electric central heating system. The property benefits from UPVC double glazed sealed units throughout.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliances/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

1) These particulars do not form any part of an offer or contract.

2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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