

42 Cameron Court

LOCHEARNHEAD, PERTHSHIRE, FK19 8PD



*LOVELY THREE BEDROOM BUNGALOW
ON AN ELEVATED POSITION*



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42 Cameron Court is a lovely example of a wonderful family home which is in good order throughout. Once inside, you will be greeted with a first class specification. In more detail, the accommodation comprises of a hallway entrance with access to all amenities on this level.

The immediately impressive lounge/diner with large picture window has an open outlook to the front aspect, flooding the room with natural light. The dining area has ample space for a table and six chairs for more formal dining with friends and family. The kitchen has been fitted to include a good range of units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances including a five-ring hob, double oven, extractor, washing machine and fridge freezer. All the bedrooms are double in size and have space for free standing furniture. A contemporary tiled three-piece family bathroom with walk-in shower completes the impressive accommodation internally.

The property further benefits from double glazing and central heating. Ample off-street parking could be provided to the side of the property. The gardens sweep around the property and are mostly laid to lawn with mature shrubs and borders.



Lounge/Diner





The Kitchen





Bedroom 1



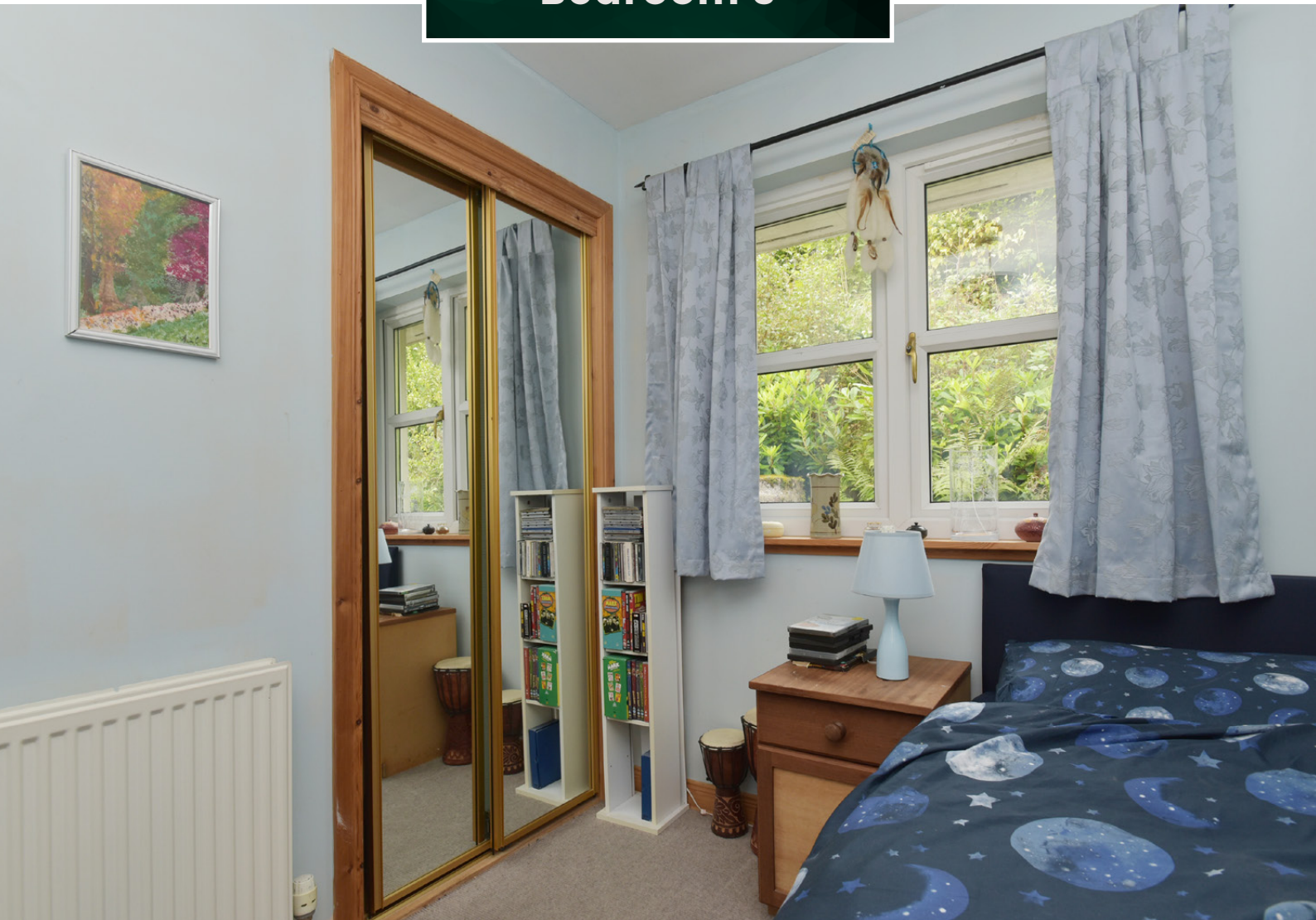


Bedroom 2

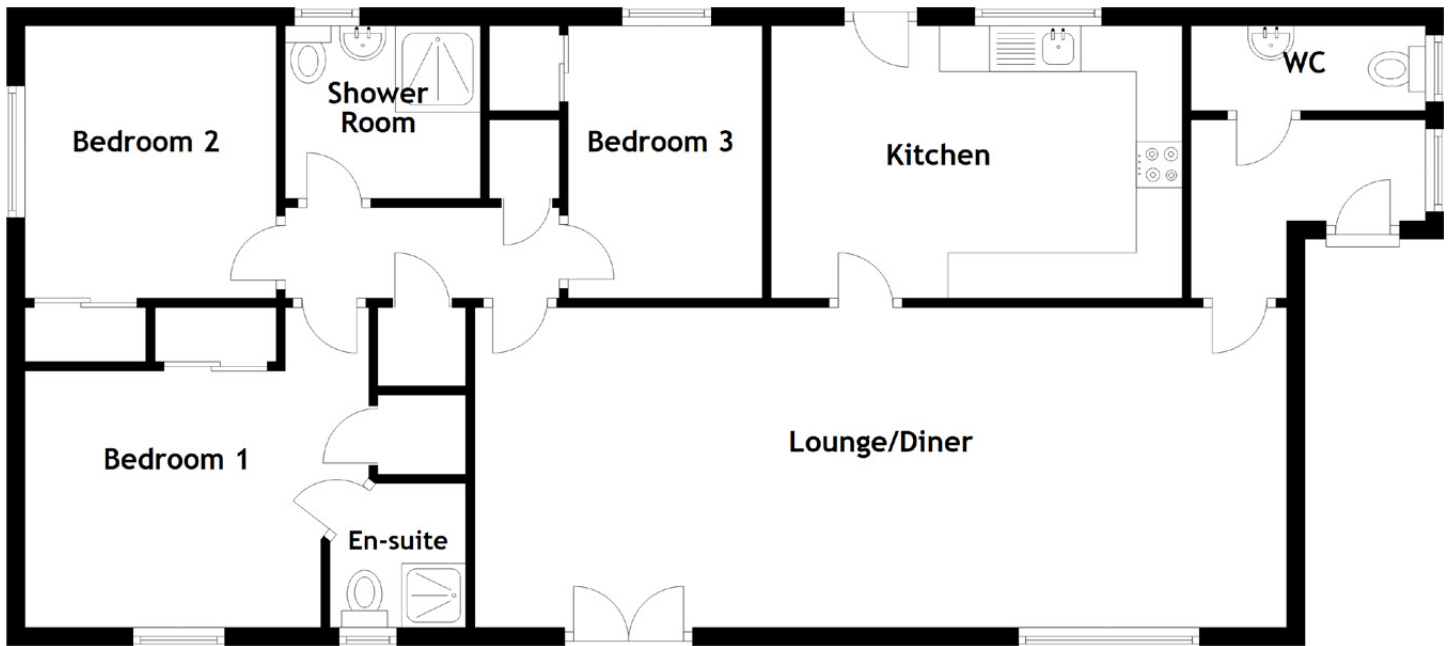




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

| | | | |
|--------------|-------------------------------|-------------|---|
| Lounge/Diner | 8.89m (29'2") x 3.50m (11'6") | Shower Room | 2.13m (7') x 1.89m (6'2") |
| Kitchen | 4.50m (14'9") x 2.98m (9'9") | En-suite | 1.58m (5'2") x 1.49m (4'10") |
| Bedroom 1 | 3.76m (12'4") x 3.50m (11'6") | | |
| Bedroom 2 | 2.98m (9'9") x 2.75m (9') | | |
| Bedroom 3 | 2.98m (9'9") x 2.12m (7') | | |
| | | | Gross internal floor area (m ²): 94m ² |
| | | | EPC Rating: C |

Floor Plan





42 Cameron Court enjoys a beautiful lochside location on the banks of Loch Earn near the Town of Callander. It borders with the easternmost part of the Forestry Commission run Queen Elizabeth Forest Park and is within the boundaries of the Loch Lomond and The Trossachs National Park.

The property is only five miles from the village of Killin, which has a primary school, a supermarket, a doctor's surgery and many small shops and restaurants. Also the nearby village of Strathyre has a primary school. Callander lies approximately 14 miles to the south and offers more extensive services including a variety of shops including a supermarket, a medical practice, restaurants and the very well respected McLaren High School. Stirling (25 miles) offers all the facilities expected of a major city, including a railway station on the national network.

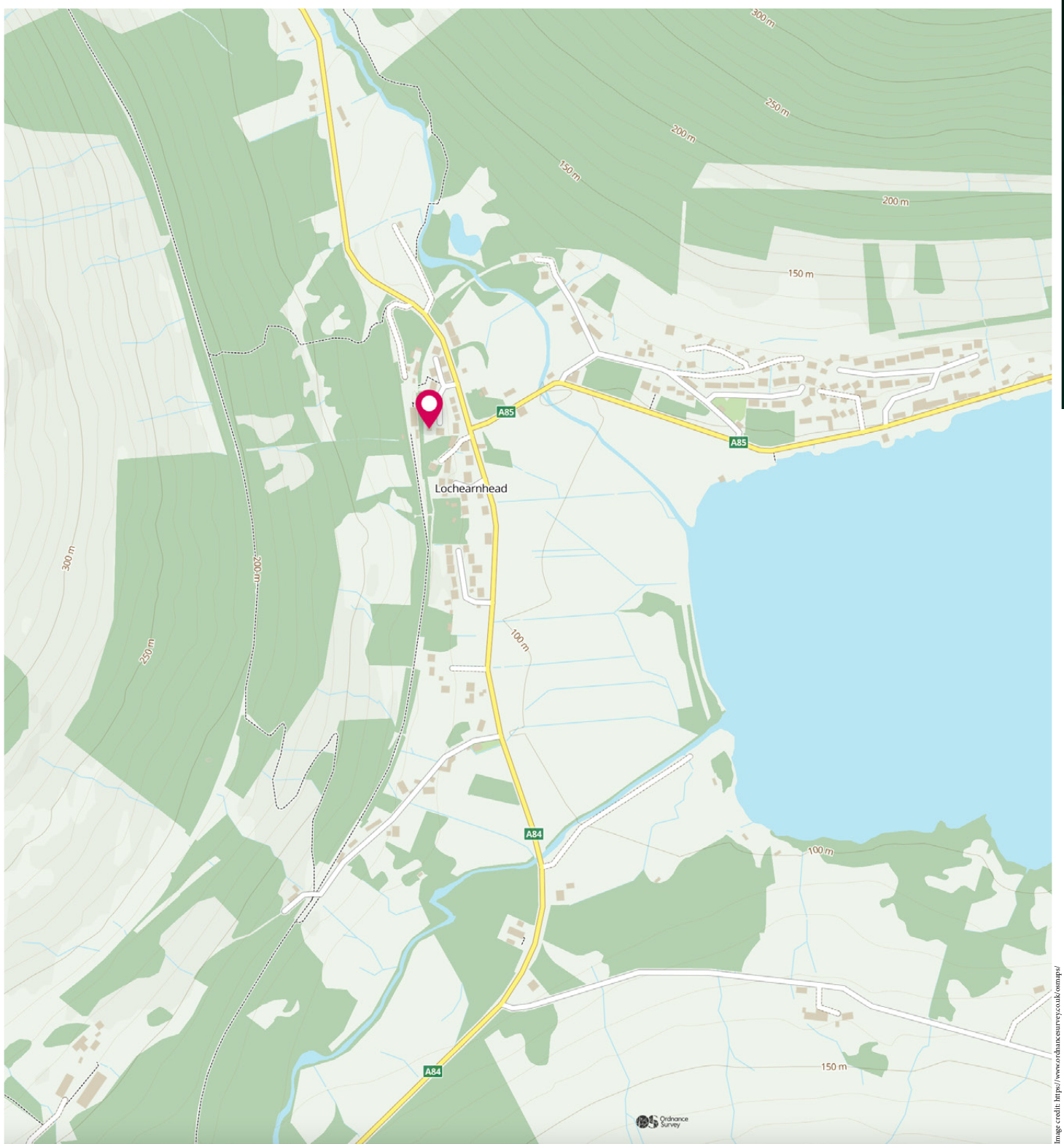


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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