



**McArthur  
Stanton**  
Letting & Estate Agents

# Mar Achlais

Milton of Buchanan, By Drymen , Stirlingshire. G63 0JE



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Positioned within the beautiful Stirlingshire countryside located within the hamlet of Milton of Buchanan, Mar Achlais is a deceptively spacious detached villa that requires full modernisation.

Offering around 1,450 Square feet of accommodation Mar Achlais has stunning views to both the front and rear of the property over neighbouring countryside. On entering there is a welcoming hallway which has access to a useful WC. The lounge is at the front of the property and enjoys dual aspects. The property has a formal dining room and a large conservatory which almost spans the width of the ground floor. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white goods. A courtesy door from the kitchen leads to the conservatory which also has a door to the garden. Completing the ground floor is a large double bedroom and shower room.

Upstairs the property has two excellent proportioned double bedrooms one of which has En-suite facilities and a family bathroom.

Externally Mar Achlais sits with a sizeable plot with outstanding views over the surrounding countryside. There is a private driveway offering parking for multiple vehicles and a detached double garage.

EPC Band G  
Council Tax Band F





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## Measurements

Hallway	10' 08" x 6' 10" or 3.25m x 2.08m
WC	6' 07" x 2' 09" or 2.01m x 0.84m
Lounge	13' 11" x 13' 11" or 4.24m x 4.24m
Dining Room	12' 10" x 9' 10" or 3.91m x 3.00m
Kitchen	12' 09" x 9' 10" or 3.89m x 3.00m
Conservatory	19' 02" x 7' 08" or 5.84m x 2.34m
Bedroom 3	13' 03" Max x 9' 07" Max or 4.04m Max x 2.92m Max
Shower Room	6' 02" Max x 4' 06" Max or 1.88m Max x 1.37m Max
Landing	13' 05" x 6' 11" or 4.09m x 2.11m
Bedroom 1	13' 10" Max x 13' 09" Max or 4.22m Max x 4.19m Max
En Suite	6' 07" x 2' 06" or 2.01m x 0.76m
Bedroom 2	13' 11" x 9' 11" or 4.24m x 3.02m
Bathroom	7' 01" x 6' 02" or 2.16m x 1.88m



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by January 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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