



Mar Achlais

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















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













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

13' 11" x 13' 11" or 4.24m x 4.24m Lounge

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

19' 02" x 7' 08" or 5.84m x 2.34m Conservatory

Bedroom 3 13' 03" Max x 9' 07" Max or 4.04m Max x 2.92m

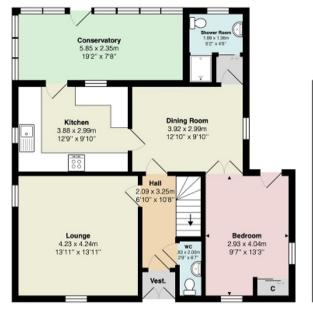
Shower Room 6' 02" Max x 4' 06" Max or 1.88m Max x 1.37m Max

Landing 13' 05" x 6' 11" or 4.09m x 2.11m

Bedroom 1

En Suite Bedroom 2 Bathroom

13' 10" Max x 13' 09" Max or 4.22m Max x 4.19m 6' 07" x 2' 06" or 2.01m x 0.76m 13' 11" x 9' 11" or 4.24m x 3.02m 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







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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