

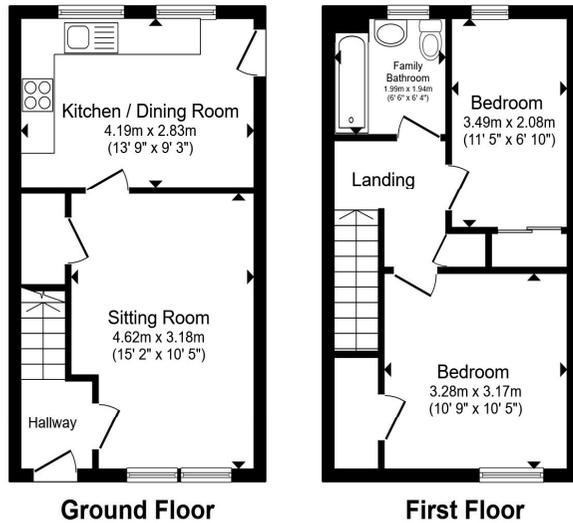


Glengyle Place, Callander, FK17 8LP

welcome to

Glengyle Place, Callander

Introducing this charming 2-bedroom semi-detached house, which is ideally situated in this highly desirable residential locale & viewing is recommended to fully appreciate all that this delightful home has to offer.



Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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This semi-detached house is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of an Entrance Hallway with stairs leading the upper level. Immediately drawing you in is the well-proportioned Sitting Room, with feature wood burning stove; this room is very much the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst light flourishes in through the window to the front aspect.

Conveniently located off the Sitting Room is the Kitchen/Dining Room which is tailored with an array of wall & base units; the Kitchen provides space, convenience & ample storage as well as door access out to the rear of the property.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are Two Bedrooms, which both benefit in-built storage & concluding the accommodation on this floor is a Family Bathroom, which comprises of a bath, WC & wash hand basin.

There is a good range of in-built storage space to be found throughout the home & viewing of this property is highly recommended to truly appreciate all that this lovely home has to offer.

Situated to the front of the home is an attractive garden mainly laid to lawn with surrounding timber fencing & a driveway provides off street parking convenience. There is an additional garden area to the rear of the property, which also includes 2 timber sheds.

Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park & providing good local shopping, plus excellent schooling facilities, as well as being on the doorstep of some glorious countryside, which provides all forms of amenities for outdoor enthusiasts. Callander is well located for access to Central Scotland, Stirling being approx. 14 miles away & Glasgow about 37 miles.

Ground Floor

Hallway

Sitting Room

15' 2" x 10' 5" (4.62m x 3.17m)

Kitchen / Dining Room

13' 9" x 9' 3" (4.19m x 2.82m)

Upper Floor

Bedroom

10' 9" x 10' 5" (3.28m x 3.17m)

Bedroom

11' 5" x 6' 10" (3.48m x 2.08m)

Family Bathroom



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welcome to

Glengyle Place, Callander

- Semi-detached house
- 2 Bedrooms
- Kitchen/Dining Room
- Sitting Room, with wood burning stove
- Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110754 - 0002

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