



**Christina's View, Balquhiddy Station, Lochearnhead, FK19
8NX**

welcome to

Christina's View, Balquhiddy Station, Lochearnhead

Introducing this exquisite & immaculately presented detached lodge, situated near the highly sought-after village of Lochearnhead. This property offers a comfortable living space & viewing is certainly recommended to fully appreciate all that this impressive lodge has to offer.



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.focalagent.com



This stunning property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. Upon entering, you are greeted by the impressive & expansive open plan Kitchen/Dining/Lounge which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. The Lounge/Dining Room area creates a central hub for socialising & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst the modern, stylish Kitchen is another stand-out feature. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops, the Kitchen provides space, convenience & ample storage.

Retracing our steps back to the inner hallway you will find the Principal Bedroom, which benefits from an en-suite Shower Room. The Two remaining Bedrooms are well-proportioned; however, these rooms could also be adapted to alternative usage depending on your requirements & due to the versatile living accommodation on offer throughout the home. Completing the accommodation on offer is a stylish Family Bathroom.

The lodge is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer.

Externally, there is decked seating area to enjoy, which offers delightful, elevated views of the surrounding countryside. There is also off-road parking convenience.

Lochearnhead is a small picturesque village situated at the west end of Loch Earn & is beautifully set within the Loch Lomond & Trossachs National Park. Primary & Secondary schools are Strathyre Primary School, McLaren High School, Callander & Morrison's Academy in Crieff. The larger town of Callander is situated approximately 14 miles away & offers more extensive facilities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsohd Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsohd and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Kitchen / Dining / Lounge

19' 1" x 15' 5" (5.82m x 4.70m)

Principal Bedroom

10' 4" x 9' 3" max (3.15m x 2.82m max)

En Suite

Bedroom

9' 3" x 8' 6" (2.82m x 2.59m)

Bedroom

10' 7" max x 9' 3" max (3.23m max x 2.82m max)

Family Bathroom



welcome to

Christina's View, Balquhiddar Station, Lochearnhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A spacious, detached lodge
- 3 Bedrooms

Tenure: Leasehold EPC Rating: Exempt

Ground Rent: 2800.00

This is a Leasehold property with details as follows; Term of Lease 40 years from 20 Aug 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110447 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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