



5 Glengyle Place, Callander – FK17 8LP

Offers Over **£170,000**



Cathedral City Estates

5 Glengyle Place

Callander

5 Glengyle Place is a beautifully presented semi-detached home, offered in walk-in condition and finished to a high standard. Arranged over two levels and decorated in a fresh, neutral palette, this home is an ideal choice for first-time buyers, small families, downsizers, or anyone seeking a low-maintenance property that offers both comfort and style.

The ground floor welcomes you through a well-proportioned entrance hall with a handy storage cupboard. To the right, the lounge provides a cosy yet spacious environment, complete with a real-effect electric fire, perfect for relaxing after a long day. The room offers ample space for seating and everyday living. At the rear, the kitchen diner is a bright and practical space, ideal for both cooking and socialising. The kitchen is well-equipped with white wall and floor units, a wooden worktop, an electric double oven, and a gas hob. There's also space for a washing machine and a combi fridge-freezer. The dedicated dining area allows for a separate eating space, while a door leads directly to the private rear garden, creating seamless indoor-outdoor living.

Upstairs, the accommodation comprises two generously sized double bedrooms, each featuring built-in wardrobes and enough space for additional bedroom furniture. The modern bathroom is fitted with a sleek white suite, including a bath with a shower overhead, completing the first-floor layout.



Externally, the property is set within private garden grounds, surrounded by timber fencing for added privacy. The garden is easy to maintain, with a pleasant patio area perfect for sitting out, a well-kept lawn with a drying area, and a handy storage shed. To the front, the driveway offers off-street parking. The home is heated by a Worcester gas combination boiler and benefits from double glazing throughout, ensuring warmth and efficiency.

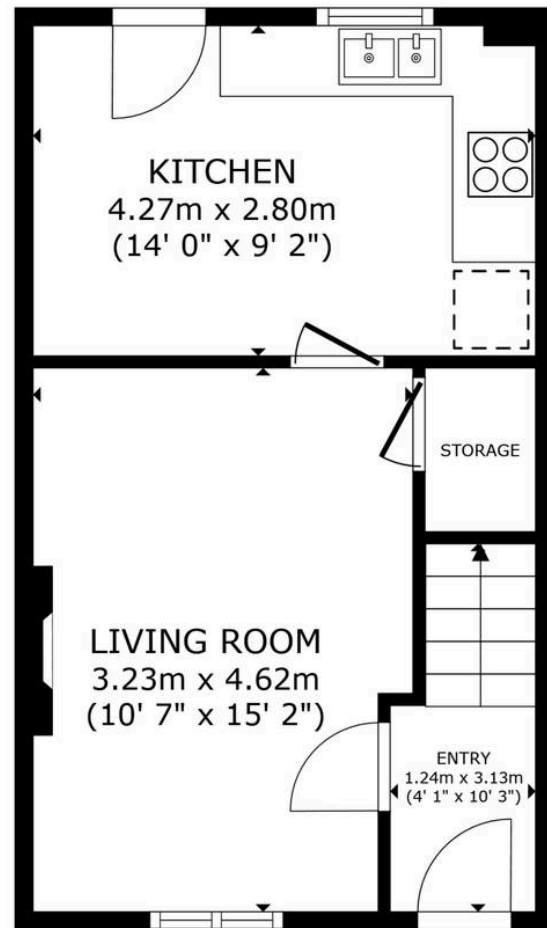
This well-located and immaculately maintained property offers everything needed for comfortable modern living. With its beautiful accommodation, private outdoor space, and practical features, it's ideally situated within easy reach of Callander's shops, cafés, and scenic countryside.

Summary:

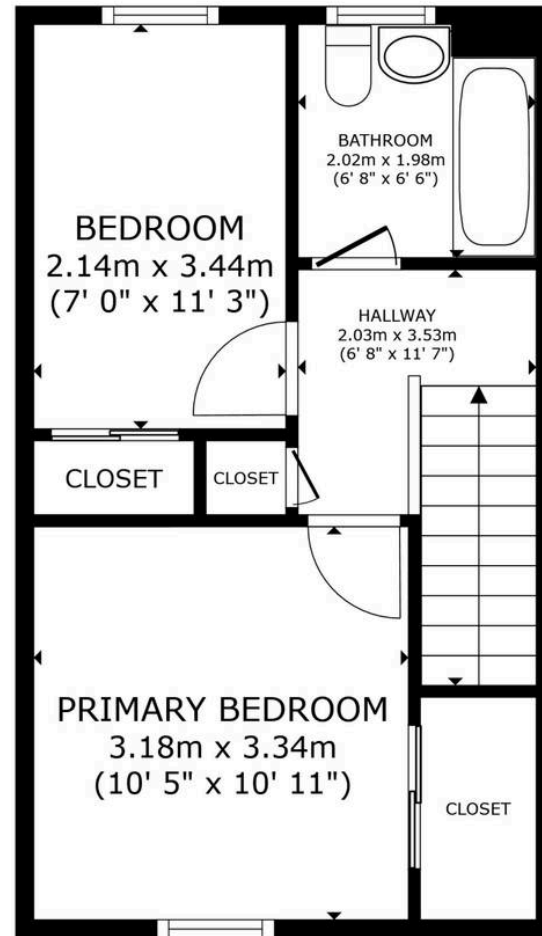
- Two-storey semi-detached home
- Freshly decorated in a neutral, modern style throughout
- Spacious lounge with real-effect electric fire
- Bright kitchen diner with white units, wooden worktops, double oven, and gas hob
- Two well-sized double bedrooms with built-in wardrobes
- Contemporary bathroom with bath and shower over
- Private garden grounds with timber fencing, patio area, lawn, and storage shed
- Off-street parking via front driveway
- Double glazed throughout for comfort and efficiency
- Quiet, popular residential location with easy access to local amenities
- EPC: C
- Council Tax: D

Glengyle Place is situated within a well-established residential area of Callander, offering a peaceful





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 32.1 m² (346 sq.ft.) FLOOR 2 32.5 m² (350 sq.ft.)
TOTAL : 64.6 m² (696 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

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