

IrvingGeddes  
W.S. • Solicitors • Estate Agents

LAWERS VIEW,  
LYON ROAD, KILLIN, FK21 8TE

LAWERS VIEW, LYON ROAD, KILLIN, FK21 8TE

Irving Geddes are delighted to offer for sale this most charming upper conversion occupying the top floor of a handsome Victorian villa within a two storey block containing three other apartments. The property is generously sized throughout and blends period character with the requirements of modern living.

Presented in true move-in condition the well appointed accommodation comprising at ground level ; Entrance VESTIBULES at the front & rear, MAIN LANDING, LOUNGE, DINING ROOM, BREAKFASTING KITCHEN, 3 BEDROOMS, BATHROOM, UTILITY ROOM. The large attic space has been converted to Include; DRESSING ROOM, BEDROOM/OFFICE & EAVES STORAGE.

The property is warmed by LPG gas central heating (combi-boiler) & is double glazed throughout. Externally the property benefits from a sizeable garage, unrestricted on-street parking and an attractive landscaped garden. A most appealing traditional property in excellent condition and located in a highly sought-after area. No forward chain. Early viewing is advised.

#### External

There is unrestricted parking immediately to the front of the property and a lovely garden to the front & side, accessed from the rear vestibule or externally from the front of the property. This is laid mainly to lawn with paviour stones & mature stocked borders and hedging.

Energy Performance Rated 'E'

Council Tax Band 'D'

3D Tour: <https://my.matterport.com/show/?m=orSh9NDR9BA>

Viewing strictly by appointment through Irving Geddes on:  
01887 822722 / 01764 670325

**Irving Geddes**  
W.S. • Solicitors • Estate Agents









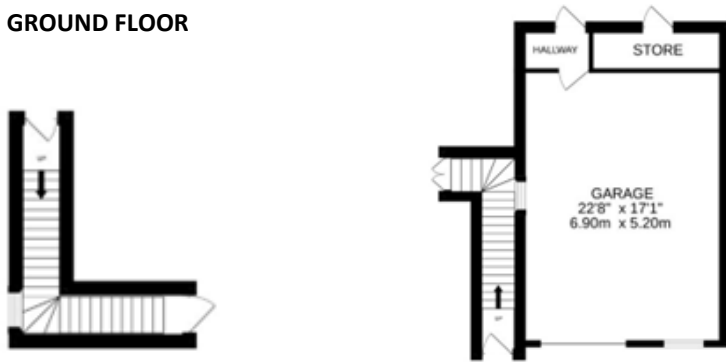




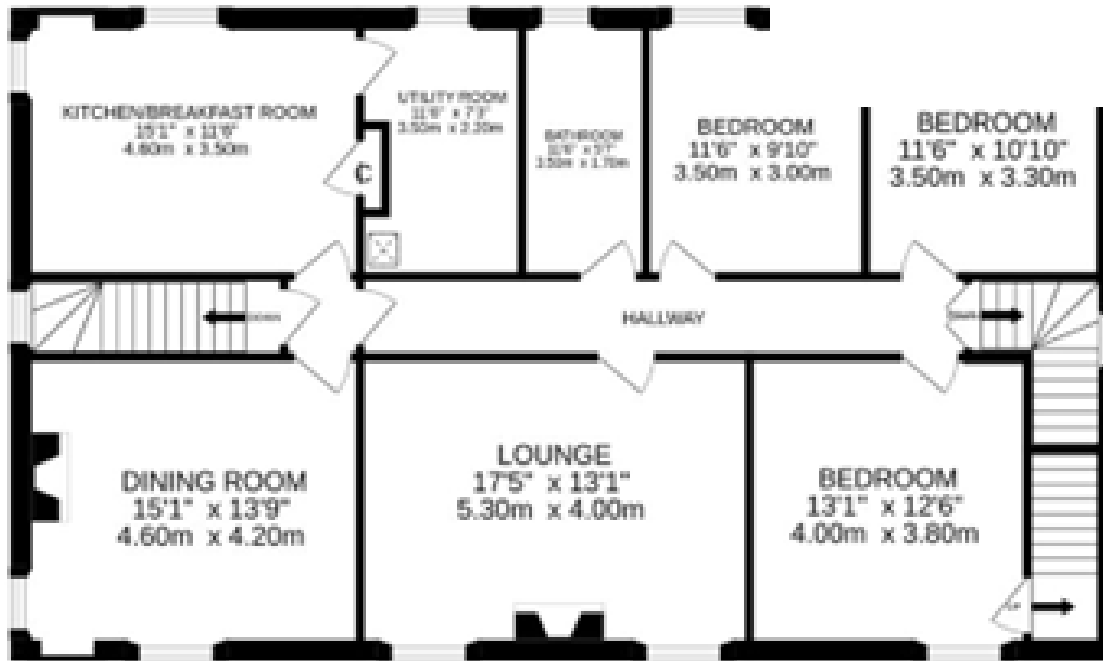
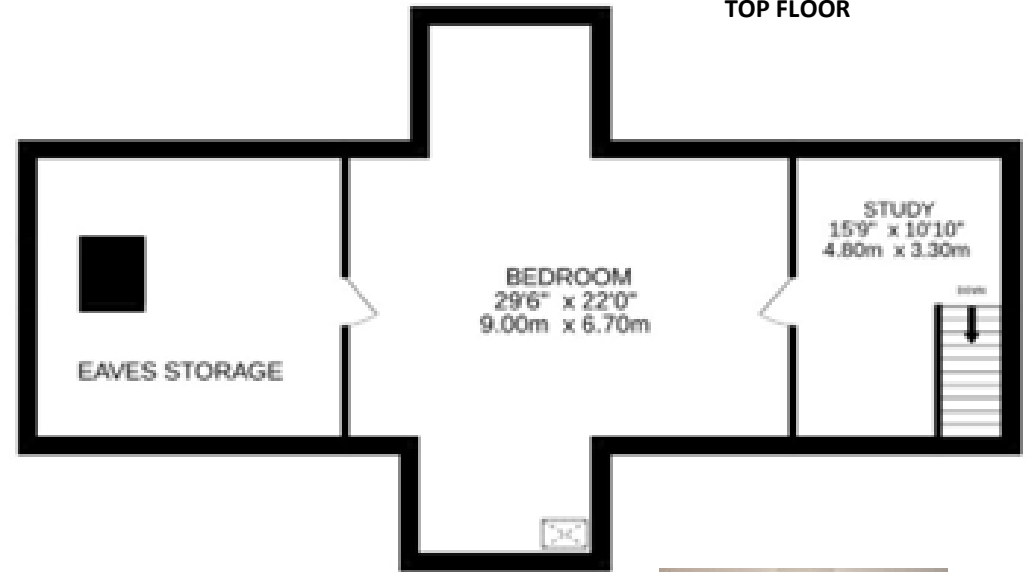




GROUND FLOOR



TOP FLOOR



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.  
All measurements shown are approximate only.





IrvingGeddes  
W.S. • Solicitors • Estate Agents