

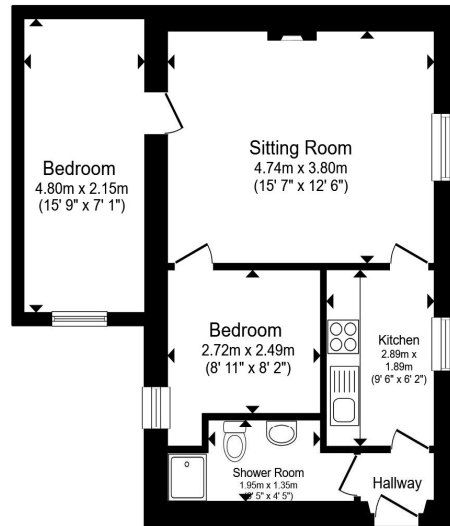


Croftearn, Lochearnhead, FK19 8PX

welcome to

Croftearn, Lochearnhead

Situated on the banks of the stunning Loch Earn, this charming two-bedroom traditional stone cottage enjoys breathtaking views across open countryside towards the loch and surrounding hills. Offering comfortable accommodation on one level, the property comprises a welcoming hallway, spacious sitting room with a wood-burning stove and attractive high ceiling, fitted kitchen, two bedrooms and a shower room. Externally, generous mature garden grounds provide a peaceful retreat, complemented by a useful timber shed and abundant outdoor space. Ideally suited as a permanent home, holiday cottage or investment opportunity, the property enjoys easy access to the many leisure pursuits and scenic beauty of Perthshire.



Total floor area 48.9 m² (526 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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Nestled on the banks of the picturesque Loch Earn, this charming two-bedroom traditional stone cottage enjoys an enviable setting with breathtaking views across open countryside towards the loch and surrounding hills. Offering a wonderful opportunity as a permanent residence, holiday home or peaceful retreat, the property combines character, comfort and outstanding natural beauty.

The accommodation is arranged on one level and extends to approximately 48.9 sq. m (526 sq. ft.). The spacious sitting room is undoubtedly the heart of the home, featuring an impressive, vaulted ceiling, a cosy wood-burning stove set within a recessed fireplace and ample space for both relaxing and entertaining. Large windows frame the spectacular surrounding scenery and flood the room with natural light.

The kitchen is fitted with a range of wall and base units and provides a functional workspace with scope for modernisation to suit individual tastes. There are two bedrooms, including a generous principal bedroom, together with a shower room comprising a shower enclosure, WC and wash hand basin.

Externally, the property benefits from substantial garden grounds, predominantly laid to lawn and bordered by a variety of mature trees and shrubs, creating a peaceful and private setting. A timber shed provides useful external storage, while the gardens offer excellent space to enjoy the tranquil surroundings and impressive views.

Loch Earn is renowned for its stunning scenery and outdoor pursuits, including walking, cycling, fishing, sailing and water sports. The village of Lochearnhead itself and the nearby St Fillans provide local amenities, while the wider area of Perthshire is celebrated for its dramatic landscapes and welcoming communities. With excellent access to some of Scotland's most beautiful countryside, this attractive cottage offers a rare opportunity to enjoy lochside living in a truly idyllic location.

Kitchen

9' 6" x 6' 2" (2.90m x 1.88m)

Sitting Room

15' 7" x 12' 6" (4.75m x 3.81m)

Bedroom 1

15' 9" x 7' 1" (4.80m x 2.16m)

Bedroom 2

8' 11" x 8' 2" (2.72m x 2.49m)

Shower Room

6' 5" x 4' 5" (1.96m x 1.35m)



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welcome to

Croftearn, Lochearnhead

- Traditional stone cottage on the banks of Loch Earn
- Stunning loch, countryside, and mountain views
- Spacious sitting room with wood-burning stove
- Generous mature garden grounds with timber shed
- Two-bedroom accommodation arranged over one level

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110850 - 0009

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk