



1 Teith Road, Deanston, Doune FK16 6AJ

# 1 Teith Road

---

## Key Features

- Charming 2-Bedroom Upper Cottage Flat
- Bright & Airy Lounge
- Social Dining Kitchen
- Generous Master Bedroom & Bedroom 2
- Built-In Storage in Both Bedrooms
- Upgraded Throughout In Recent Years
- Enchanting Private Garden
- Picturesque Riverside Location
- Convenient Parking



*Discover the unique charm of 1 Teith Road, an enchanting upper cottage flat nestled in the historic village of Deanston, just a stone's throw from Doune.*





1 Teith Road is brimming with character and desirable features that truly must be seen to be fully appreciated.

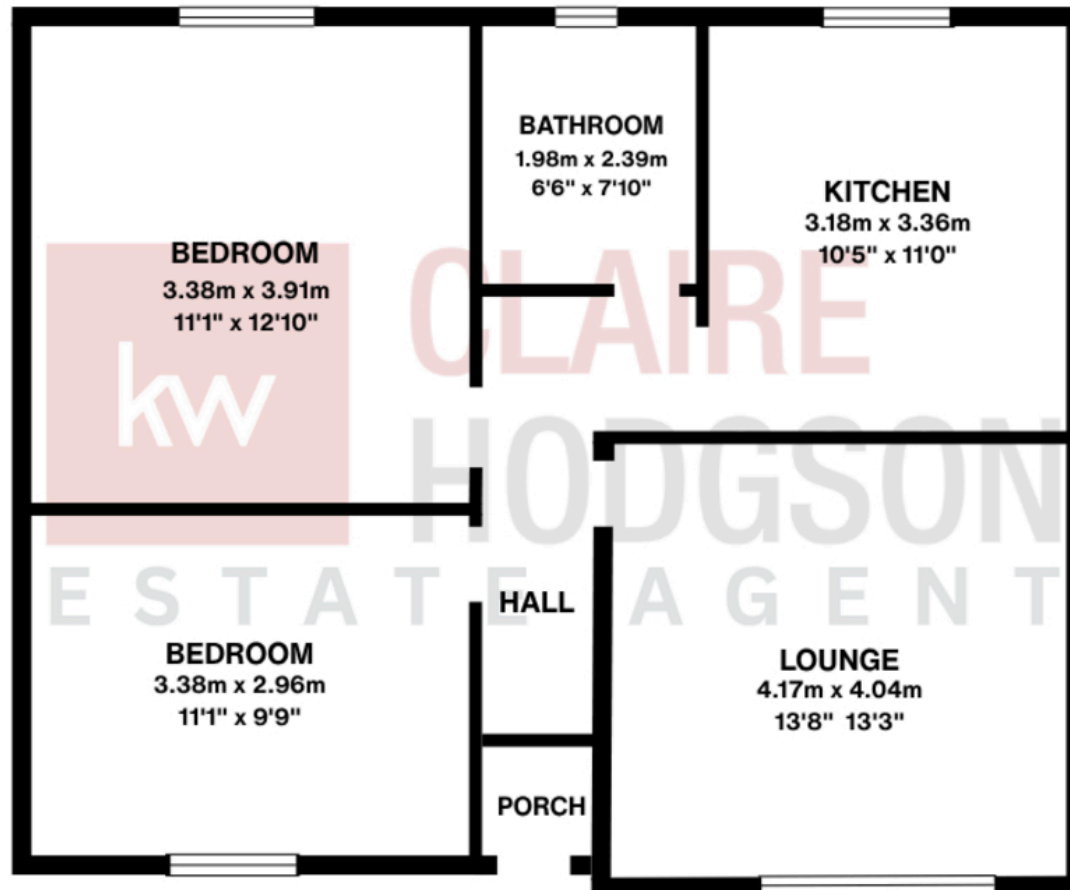
The journey begins in a spacious vestibule that leads into the central hallway, connecting the home's bright and airy accommodations. To the right, the front-facing lounge serves as a peaceful haven at any time of day, with large windows that usher in an abundance of natural light to create a warm, cosy atmosphere. Adjacent to the lounge is the dining kitchen, the true heart of the home. Fitted with a range of base units, the space is elevated by a playful splash of patterned wallpaper and offers ample room for a dining table, making it perfect for both morning coffee and evening meals.

The sleeping quarters are equally impressive, consisting of two generous double bedrooms. The master bedroom is quietly positioned to the rear, offering stunning, elevated views of the private garden and the lush forest that lines the banks of the River Teith. The second bedroom overlooks the charming, traditional properties of the street. Both bedrooms benefit from the added bonus of integrated built-in storage. Completing the interior is the bathroom, which features a bath with an overhead shower, a pedestal sink, a WC and an electric heated towel rail, all accented by a deep-silled window that adds an extra touch of period character.

Externally, the property continues to delight with a designated rear garden area that is a gardener's paradise. Featuring a workshop, a greenhouse, and a vibrant variety of flowering plants, it is an idyllic spot for outdoor hobbies. Just beyond the boundary, the River Teith flows by, providing a calming soundtrack and a picturesque view to help you relax. For added convenience, the property offers on-street parking as well as a dedicated space to the side.



The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Any other items should be negotiated separately.



- **Council Tax Band:** B
- **EER Band:** F
- **Heating:** Electric
- **Water & Sewage:** Mains
- **Tenure Type:** Freehold
- **Council Authority:** Stirling Council

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Fixtures and fittings other than those mentioned are to be agreed with the seller.