

3 Wester Lix Cottages

KILLIN, FK21 8RD



*Idyllic two-bedroom holiday home available,
offering the perfect getaway retreat, set within
the Trossachs National Park*



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McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this beautifully presented holiday home, a modern, extended, and spacious two-bedroom bungalow situated in a popular rural location. 3 Western Lix Cottage forms part of a small development of privately owned properties used as second homes or holiday lets and set around an attractive communal lochan. Perfect for those seeking a peaceful countryside retreat.

THE LOUNGE



Designed with comfort and relaxation in mind, the property includes an entrance vestibule leading to a bright kitchen/diner. The large lounge features a single glass door and wrap-around windows, flooding the room with natural light and offering stunning views of the rear gardens.

THE KITCHEN/DINER & UTILITY



The open-plan kitchen, with its large island and range cooker with double oven and hob, flows seamlessly into the casual dining area with double patio doors leading onto the decked area. A handy utility room adds convenience and incorporates fridge/freezer, washing machine and dishwasher to this well-thought-out layout.





The cottage offers two spacious double bedrooms with integrated wardrobes, both enjoying beautiful views over the surrounding countryside. A modern three-piece bathroom completes the accommodation.

THE BATHROOM



BEDROOM 1



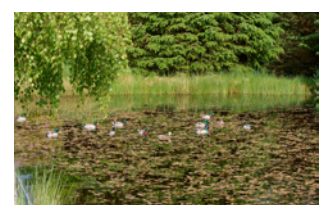
BEDROOM 2



Set within generous garden grounds that wrap around the property, guests can enjoy tranquil outdoor spaces with views from every angle. Parking is available at the front, and two large outhouses provide additional storage or potential for further holiday-use amenities.

This charming property offers an exceptional opportunity to own a peaceful holiday home in a stunning rural setting. Early viewing is highly recommended to fully appreciate all it has to offer.

EXTERNALS & VIEWS



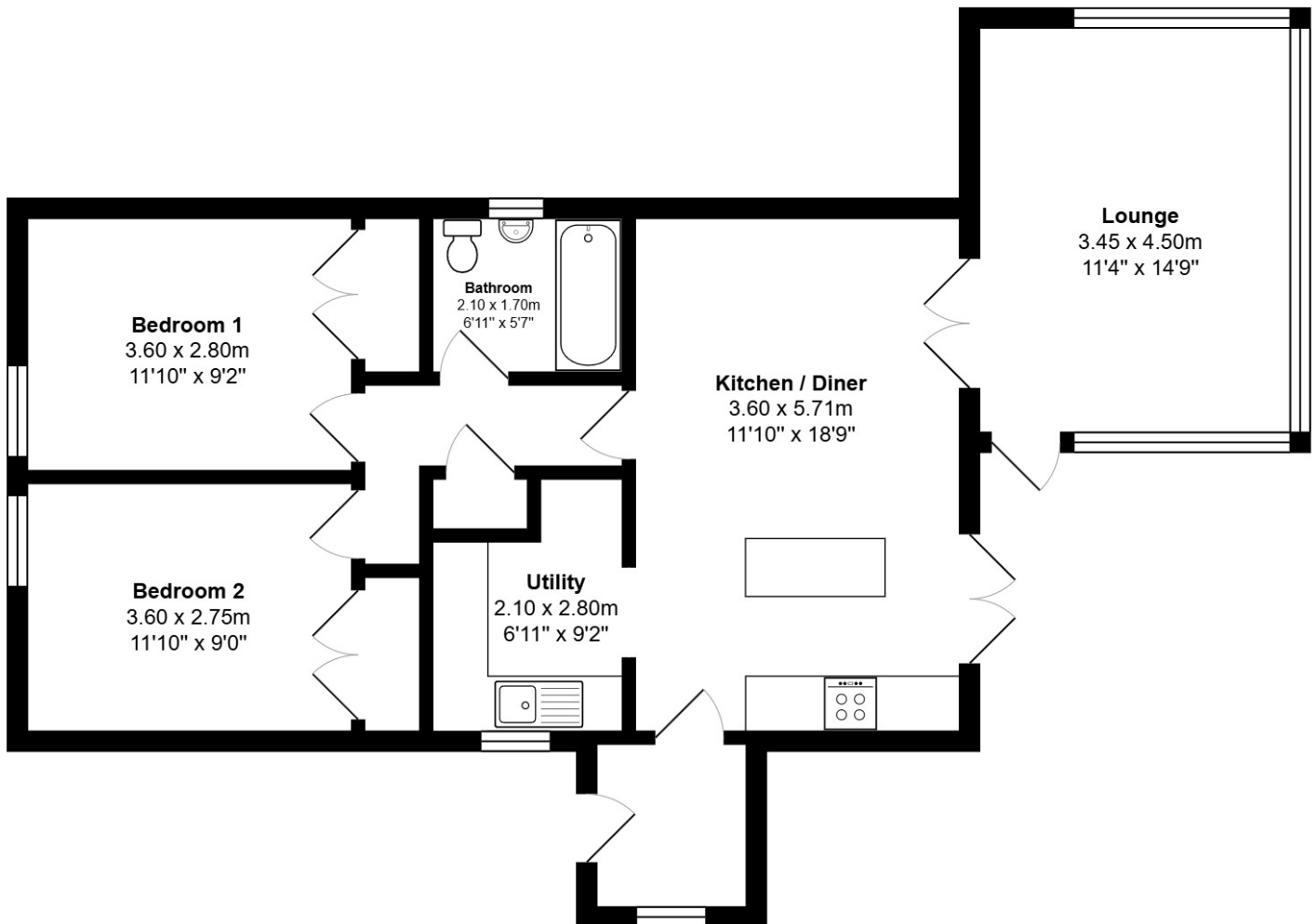


Offering significant holiday let potential the cottage has been extremely well maintained and enhanced by the current owners and is likely to have broad appeal. This property is classed as a holiday cottage and cannot be used as a permanent residence.

The property has four-week vacancy requirement each year stipulated by the planning department when originally built. A home report has not been carried out. Lending may be limited and purchasers are advised to satisfy themselves in this regard.

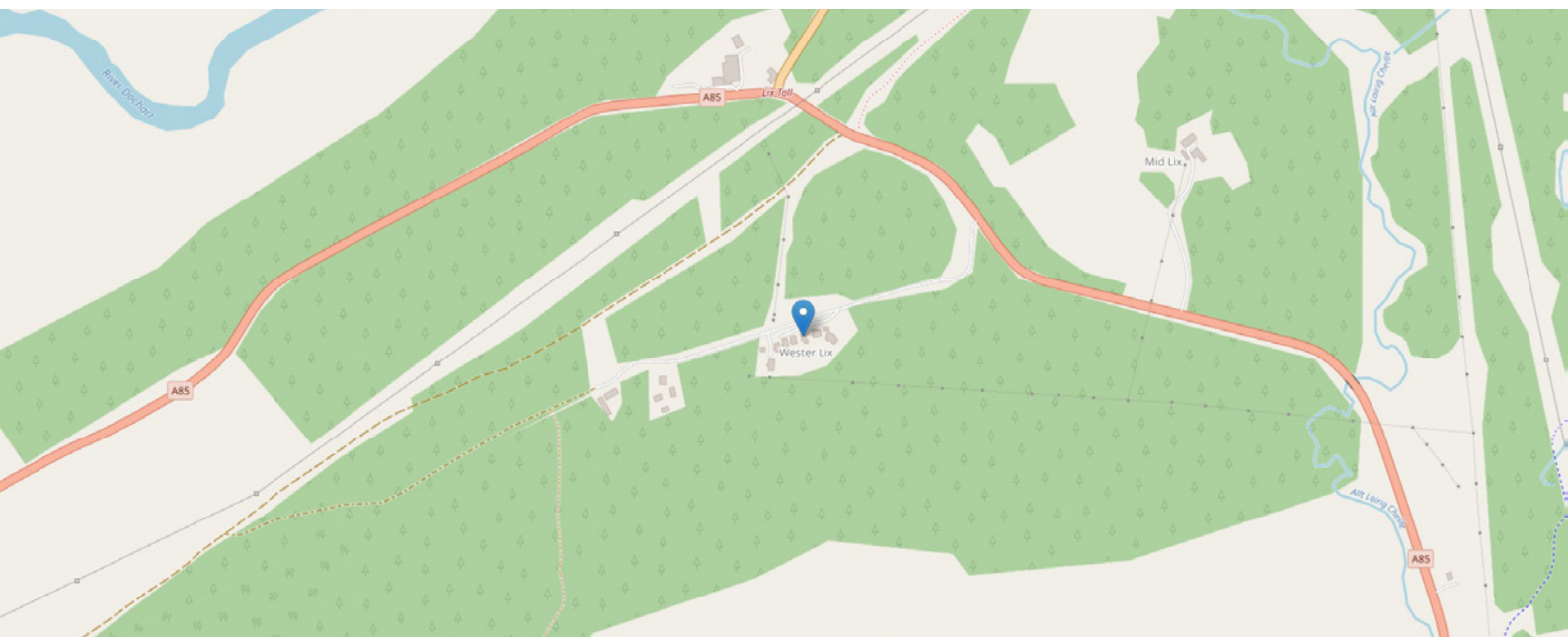


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 76m² | EPC Rating: D



THE LOCATION

Located on the very edge of the Trossachs National Park and Ben Lawers Natural Nature Reserve, the beautiful village of Killin clusters around Dochart Falls, providing stunning scenery and with its lovely traditional buildings creates an old-world charm and outstanding scenery.





The area attracts visitors throughout the year as a superb base from which to explore Scotland and enjoy the many outdoor pursuits the area has to offer, including a golf course and bowling club. In a central location between the east and west coasts, the area provides access to many popular locations such as Perth, Stirling, Pitlochry, Oban and Fort William. Edinburgh and Glasgow airports are commutable from the area. Village life incorporates a library, medical practice, Post Office, shops, a church and a choice of restaurants. Public transport is also available. There is a primary school within the village, with secondary schooling at McLaren High in Callander, and a school bus is available from the village.



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