

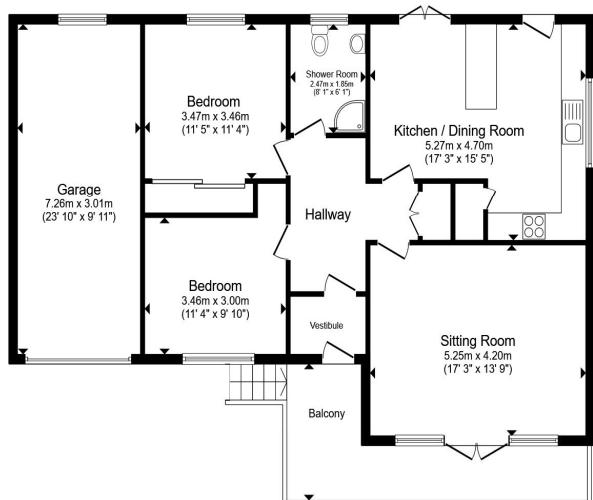


Tara, Manse Road, Killin, FK21 8UY

welcome to

Tara, Manse Road, Killin

A wonderful opportunity to purchase this truly stunning 2 Bedroom detached bungalow, which is presented in walk-in condition & is ideally situated in this highly desirable location, with breath-taking views of the surrounding hills/countryside. This impressive property offers flexible living accommodation & viewing is highly recommended to truly appreciate all that this lovely home has to offer.



Floor Plan

Total floor area 110.5 m² (1,189 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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This exquisite, detached bungalow is sure to appeal to a wide demographic of buyers, including those seeking one level living. The property also offers versatile living accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally this immaculately presented property offers well-proportioned & well laid out accommodation, initially comprising of an Entrance Vestibule, leading into the main Hallway. Immediately drawing you in is the spacious Sitting Room, which provides a charming ambience, making this room a delightful space in which to relax & unwind; patio doors lead out onto the balcony, which is ideal for alfresco dining or to purely enjoy the wonderful, elevated views. Next, we gravitate to the Open Plan Kitchen/Dining Room; this really is a real stand-out feature, making it the central HUB of the home & a perfect space in which to socialise & entertain. The modern, stylish Kitchen, with breakfast bar, is tastefully tailored with an array of base & wall units, plus the inclusion of in-built oven/hob, dishwasher, & fridge/freezer. The Kitchen certainly provides space, convenience & ample storage, whilst there is handy access out to the rear garden. Retracing our steps back to the Hallway, we then find the Two Bedrooms which are both doubles in size & the principal Bedroom benefiting from In-built storage. Completing the accommodation on offer is a contemporary Shower Room, with shower cubicle, WC & wash hand basin.

The home is presented to an excellent standard throughout, with bright fresh décor & skilfully encapsulates the versatility that current modern lifestyles require. There is also a good range of in-built storage space to be found throughout the property.

Tara sits on generous grounds which are also an additional stand-out feature of this lovely home. To the front there is a lawn area & an expensive driveway, providing ample off-road parking convenience & access to the garage. The garden to the rear of the property offers a private backdrop & stunning elevated views to the front. It must be said that it is a credit to the current owners that they have resourcefully created a multi-tiered garden which offers a multitude of areas to enjoy. The design of the garden has been fashioned to introduce various seating areas in which to maximise the breath-taking views as well as ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. The garden further benefits from a lawn area, raised beds & shed included in the sale – any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

The village of Killin is an attractive & popular west Perthshire village which is set within the National Park & provides convenient local facilities. There is also nursery & primary schooling available within the village. The River Dochart runs into Loch Tay & all the associated fishing & boating activities are available in the area. The Cities of Glasgow (approx 60 miles), Stirling (approx 40 miles) & Perth (approx 45 miles) all offer major stores & shopping centres present.

Vestibule

Hallway

Sitting Room

17' 3" x 13' 9" (5.26m x 4.19m)

Kitchen / Dining Room

17' 3" max x 15' 5" max (5.26m max x 4.70m max)

Bedroom

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom

11' 4" x 9' 10" (3.45m x 3.00m)

Shower Room



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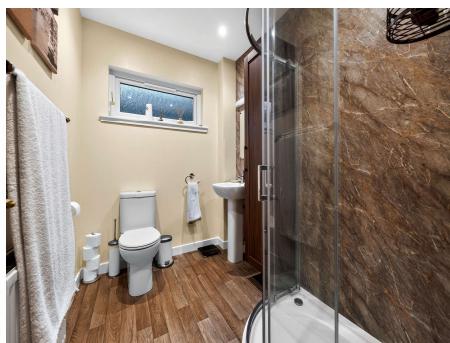
- Beautiful detached Bungalow
- Wonderful garden grounds, with breath-taking views of the surrounding hills/countryside
- 2 double Bedrooms
- Open plan Kitchen/Dining Room
- Stylish tailored Kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers over

£270,000



view this property online allenandharris.co.uk/Property/STI110726

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
STI110726 - 0002



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