



19 Craigard Road, Callander, FK17 8DN

Offers over £164,995



Elevate Property Services are delighted to present this stunning THREE bedroom upper cottage flat in the highly sought after Callander area to market. This property has just undergone a full refurbishment and is presented in true walk-in condition.



Property Information

Welcome to No. 19 Craigard Road, situated within the popular Callander area. This fully refurbished THREE bedroom upper cottage home offers a fantastic level of accommodation. Freshly decorated throughout with neutral tones, this bright and spacious flat is presented in true walk-in condition.

To the front of the property, a compact lawn garden and ample off-street resident's parking is available. On entrance, a newly carpeted staircase leads to the accommodation on the upper floor. The superb open plan lounge and kitchen boasts large windows flooding this area with natural sunlight and creating a spacious ambience. There is ample space for dining, creating a relaxing and sociable space. The newly fitted kitchen has been designed to a high specification with an array of gloss wall and base mounted units paired with a marble effect worktop, making this a fashionable and efficient workspace. The kitchen further benefits from new integrated appliances, including fridge-freezer, dishwasher, washing machine, microwave, hob, oven and extractor fan.

The property is further complimented with three generously proportioned and neutrally decorated bedrooms, two of which have the additional benefit of built-in storage. Completing this property, the stunning, fully tiled shower room with underfloor heating is sleek in design and comprises of large shower cubicle, electric shower, vanity unit and W.C.

The property further benefits from double glazing and newly fitted electric wall heaters which can be individually controlled for fuel efficiency.

A shared communal garden is available to the rear with storage shed, drying area and space to relax and enjoy some good weather.

The town of Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park & providing good local shopping, plus excellent schooling facilities, as well as being on the doorstep of some glorious countryside, which provides all forms of amenities for outdoor enthusiasts. Callander is well located for access to Central Scotland, Stirling being approximately 14 miles away & Glasgow about 37 miles.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

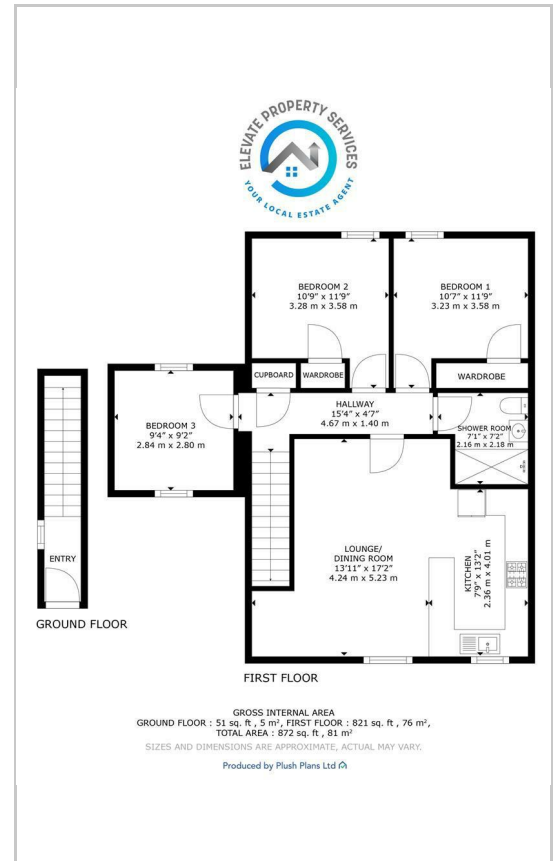
Room Dimensions

Lounge/Dining - 5.23m x 4.24m
 Kitchen - 4.01m x 2.36m
 Bedroom One - 3.58m x 3.23m
 Bedroom Two - 3.58m x 3.23m
 Bedroom Three - 2.84m x 2.80m
 Shower Room - 2.18m x 2.16m

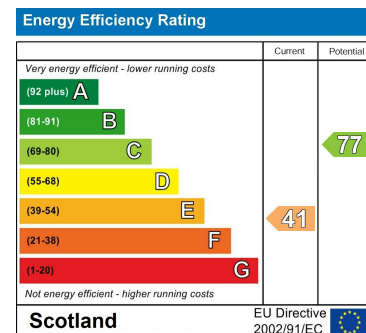
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.