



**Spinningdale**  
**17 Stirling Road**  
**Callander FK17 8LE**  
**Offers Over £415,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 17 Stirling Road

### Calander FK17 8LE

This is a rare opportunity to purchase a very substantial Circa 1930's detached dwelling, set on prime plot of a highly sought after area of the ever popular Callander/Trossachs National Park and only 15 miles approx. from Stirling. Historically two properties now combined and previously used as residence /business and business respectively. It offers superb very flexible accommodation which will have broad market appeal, excellent further potential and may be suitable for a variety of uses. Schools, shops, numerous park attractions and a host of amenities are all easily accessible. The A84 gives swift access to many regional areas. Flexible entry. Chain free.

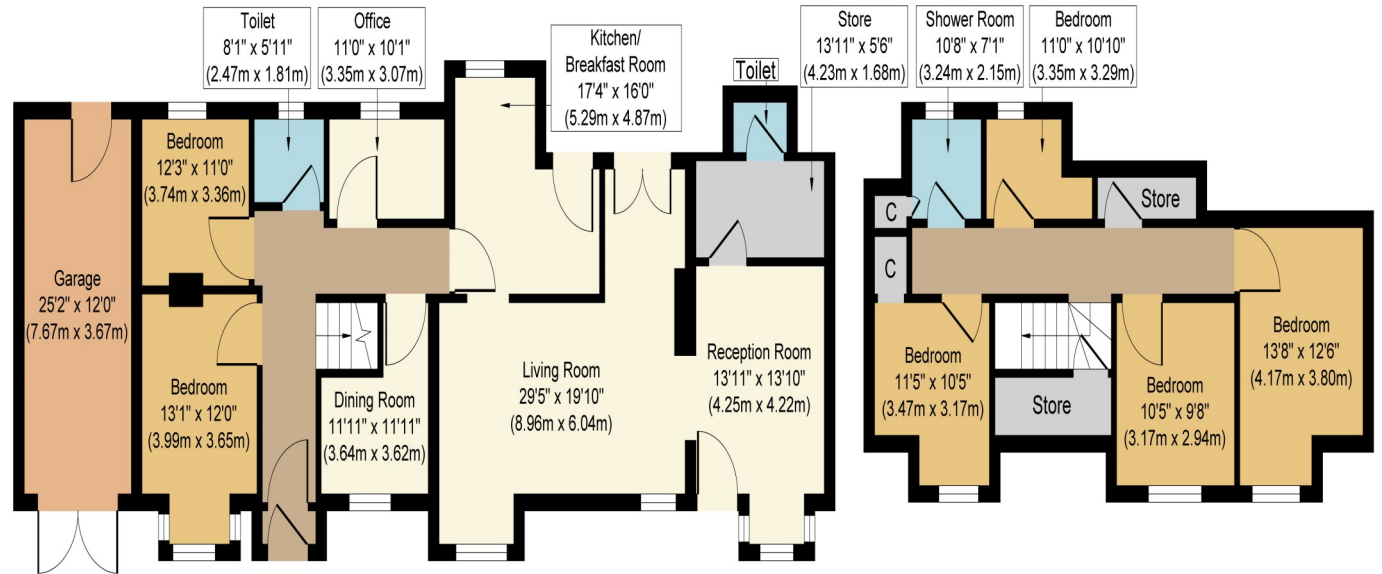
- **Entrance & hallway**
- **Spacious lounge/dining**
- **Three flexible ground floor rooms**
- **Kitchen/breakfast room**
- **Six bedrooms & shower room**
- **Two x WC & stores**
- **Garage**
- **GCH (2020 Boiler) & Full DG**
- **Sizable gardens & parking facilities**
- **Twin entrance/exit driveway**
- **Council Tax band G**
- **Floor area 238 m2**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.