



ARDVIEW

Kinlochard, Stirlingshire



A WONDERFUL FAMILY HOME SITUATED IN AN ELEVATED POSITION WITH FAR-REACHING VIEWS OVER LOCH ARD WITHIN THE NATIONAL PARK

Summary of accommodation

Hall | WC | Two offices | Cinema room

Hallway | Living room with balcony access | Dining room with balcony access | Dining kitchen with balcony access
Principal bedroom with en suite shower room and balcony access | Double bedroom with Jack and Jill en suite shower room | Double bedroom
Double bedroom with Jack and Jill family bathroom (with separate shower) | Two balconies

Front patio area with seating and outdoor dining | Ample parking for five cars | Cedarwood hot tub and outdoor shower
Two integral garages | 24-hour CCTV & intruder alarm system | Electric car charging point

Attractive, elevated log cabin with open plan kitchen with double bedroom and bathroom | Patio area with wonderful elevated views
Gardens including a front lawn, mature specimen trees | Planted borders | Water feature | Wonderful elevated decking area with far-reaching views

About 0.33 Acres

Distances: Kinlochard 1 mile, Aberfoyle 3.5 miles, Callander 14 miles, Glasgow Airport 34 miles
(All distances are approximate)

SITUATION

Ardview is situated in an elevated position overlooking Loch Ard, with outstanding views south over the loch and west to Ben Lomond. The property is located between the villages of Kinlochard (1 mile) and Aberfoyle (3.5 miles), and between Stirling and Loch Lomond, and lies within the Loch Lomond and the Trossachs National Park. Loch Ard is a sougafter location due to its stunning scenery as well as its easy access to both Edinburgh and Glasgow.

Kinlochard, which sits on the edge of the Queen Elizabeth Forest Park, has excellent leisure facilities, including a sailing club, the Go Ape Outdoor Activity Centre, and the Macdonald Forest Hills Hotel and Spa.

Aberfoyle provides a full range of facilities, including a primary school, shops, a post office, a supermarket, a variety of restaurants, and an 18-hole golf course. The Lake Hotel and Nick Nairn’s Cookery School are nearby at Lake of Menteith. The nearest secondary school is in Callander, with a further selection of independent schools in Bridge of Allan, Dollar and Glasgow.

The Trossachs is in the heart of Rob Roy MacGregor’s Scotland and it was in this area, with its delightful mix of lochs, burns, hills and glens, that he lived his life and where some of his more famous exploits took place.

The Trossachs has an abundance of wildlife on offer including golden eagles, red deer, ospreys, peregrines, otters and red squirrels. Writers, artists and poets have all been drawn to the shores of its lochs, fascinated by the tales of Rob Roy and the mystery of the “Children of the Mist”. William Wordsworth, John Ruskin and James Hogg all savoured its incomparable atmosphere. The surrounding area offers plenty of outdoor activities including mountain biking, hill walking, shooting, fishing, stalking, paddle boarding, wild swimming and canoeing. Loch Lomond is only 10 miles away.

Glasgow Airport is 34 miles away and offers a range of both domestic and international flights.



ARDVIEW

Ardview is a contemporary family home, beautifully positioned on an elevated site with stunning, uninterrupted views across Loch Ard and the surrounding Trossachs landscape. Constructed in 1993, the property offers spacious, well-balanced accommodation designed to take full advantage of its remarkable setting.

The ground floor provides flexible ancillary accommodation, including a dedicated cinema room, a WC and two home offices, one of which could be used as another bedroom. There is also internal access to two integral garages.





The principal living accommodation is located on the first floor, where the design maximises the exceptional outlooks. The sitting room is particularly impressive, with triple-aspect views over the loch, centred around an open fireplace and with direct access to a balcony — ideal for indoor-outdoor living.

The well-appointed country-style kitchen features an island and integrated appliances, creating a sociable, functional space. This flows into a charming dining room, also benefitting from balcony access and loch views.

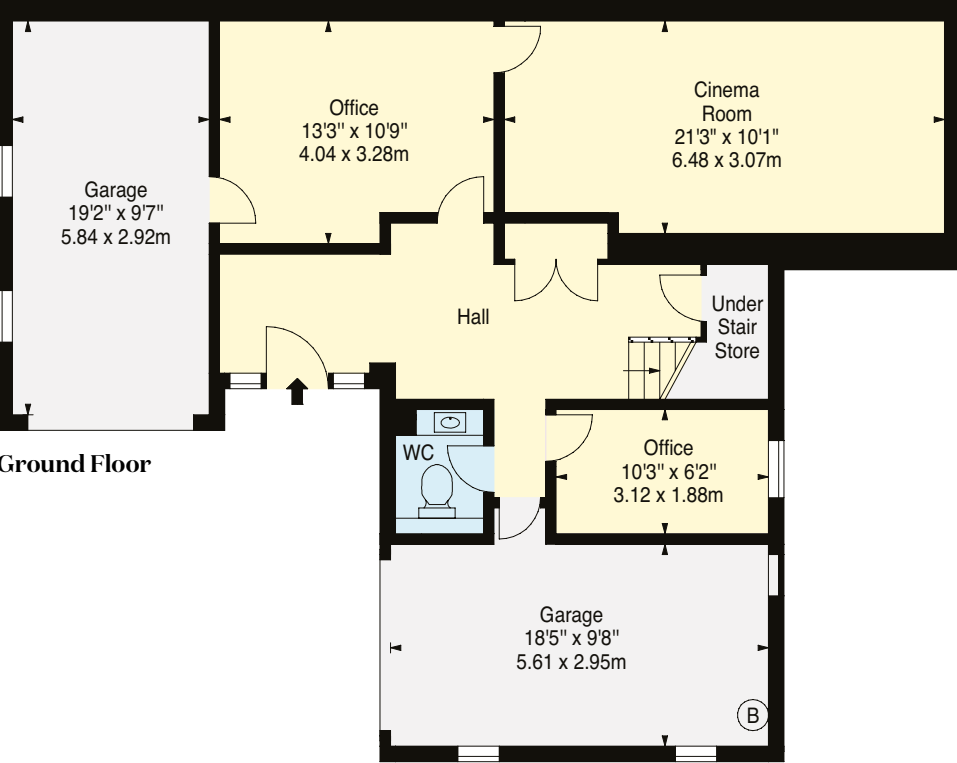
There are four well-proportioned bedrooms on the first floor, all fitted with wardrobes. Three of the bedrooms feature en-suite facilities, providing comfortable, private accommodation for family and guests alike.

The full extent of the accommodation is illustrated on the adjoining floorplan.



Ardview, Kinlochard, Stirlingshire, FK8 3TL

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
2444 Sq Ft - 227.05 Sq M
Garages: 364 Sq Ft - 33.82 Sq M

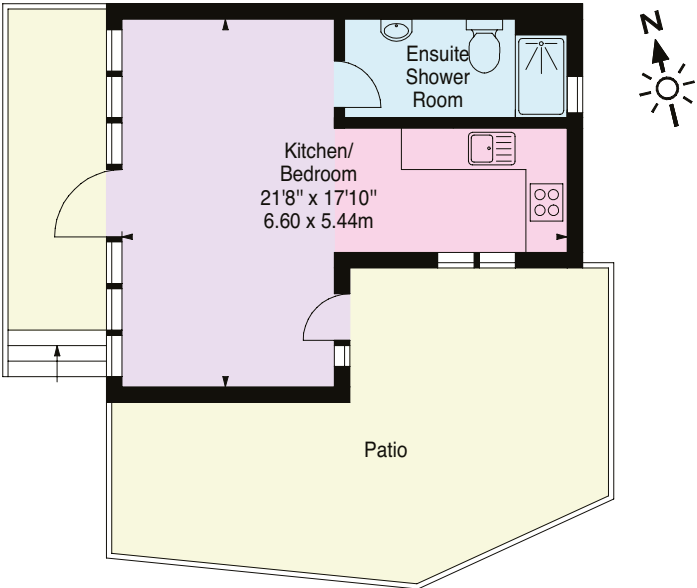


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

THE CABIN

In addition, positioned above the main house is an attractive timber-built cabin with a tiled roof, offering excellent ancillary accommodation. The cabin is thoughtfully arranged to include a kitchen, an open-plan bedroom/ living space, and an en suite shower room.

Externally, a private decking area provides a peaceful setting to enjoy the surrounding landscape and elevated views. This versatile space is ideal for guest accommodation, holiday letting potential, or as a retreat separate from the main house.



Approximate Gross Internal Area
309 Sq Ft - 28.71 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS & GROUNDS

The gardens and grounds extend to about 0.33 acres. This includes a front patio with seating and outdoor dining space. This includes a hot tub and outdoor shower. Beyond is a formal front lawn. Steps lead up the side of the house boasting large gravelled areas to the rear of the property with planted borders and a water feature. At the top of the ground, there is a wonderful large decking area, perfectly positioned to take in the wonderful views.

GENERAL REMARKS

Directions: From Stirling, take the A84 west towards Aberfoyle. Continue through Aberfoyle and then take the B829 signposted for Kinlochard/ Loch Ard. Follow the B829 for approximately 3.5 miles. Ardview is located a short distance before Alskeith Country House, clearly signposted, in a prominent lochside position.

What3words: ///merchant.exporters.stunning

Solicitors

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Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
Tel: 0131 228 8111

Local Authority

Loch Lomond & The Trossachs National Park Authority
Carrochan
20 Carrochan Road
Balloch
G83 8EG
Tel: 01389 722024





Entry: Entry is available by arrangement with the seller.

Moveables: Fitted carpets and curtains are included in the sale.

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
Ardview	Vacant	Mains electricity, mains water, private septic tank, ground source heat pump	G	

Viewing: Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

Rights of Access and Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s): Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

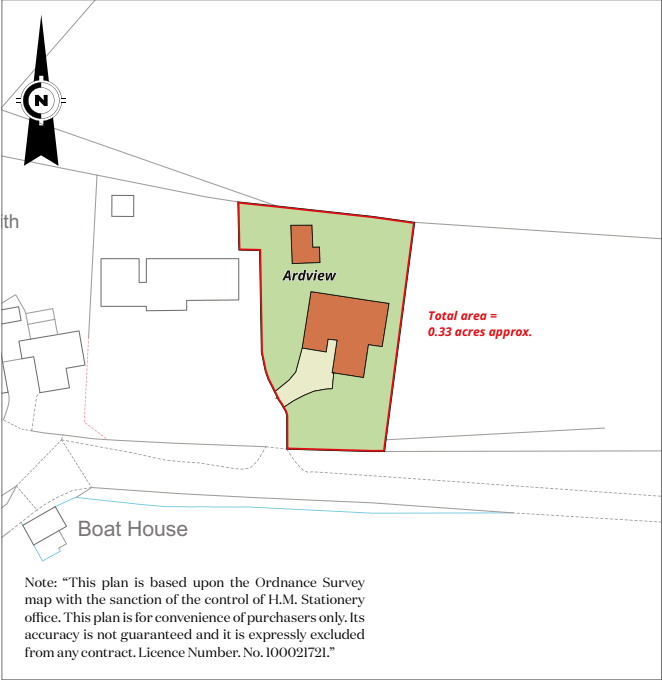
1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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Your partners in property

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