



## Culvulin | Myrtle Grove | Main Street Killin | FK21 8UX

- RECEPTION ROOMS 1
- BEDROOMS 3-4
- BATHROOMS 2
- LAUNDRY ROOM
- BALCONY
- INTEGRAL GARAGE



OFFERS OVER  
£330,000

## CULVULIN

Culvulin is a beautifully presented detached home offering a spacious and versatile layout.

The property features three bedrooms all with built-in mirrored wardrobes, including a master with en-suite shower room, all conveniently located on the ground floor alongside a family bathroom which benefits from underfloor heating, a laundry room, and access to the integral garage.

Upstairs, the home opens into a bright and airy open-plan living, dining, and kitchen area, designed to make the most of the natural light and surrounding views.

This level also includes a fourth bedroom, currently used as a study, as well as a WC.

From the main living space, there is access to a balcony overlooking the surrounding countryside and Ben Lawers.

Externally, the property boasts a generous wraparound garden, mainly laid to lawn with a patio area ideal for outdoor entertaining and a useful shed.

A gated driveway provides ample parking and access to the garage.

Finished to a high standard throughout, the home features quality oak flooring and doors, as well as oil-fired central heating.

This is an ideal family residence or a perfect holiday retreat.



## LOCATION

Killin is a small, picturesque village in central Scotland, often considered one of the gateways to the Highlands. It sits at the western end of Loch Tay, surrounded by dramatic mountains and scenic countryside.

One of Killin's most famous features is the Falls of Dochart, a series of rapids and waterfalls that run right through the village. In the middle of the falls is a small island that contains the ancient Clan MacNab Burial Ground, adding a unique historical touch.

Killin is popular for outdoor activities. Visitors come for walking, hiking, fishing, and watersports on Loch Tay and being close to the edge of Loch Lomond and The Trossachs National Park, makes it a great base for exploring the wider region.

Killin offers a peaceful, rural lifestyle with a mix of traditional charm and tourism, featuring local pubs, small shops, and accommodation options. It's especially popular with people looking for scenic beauty, tranquillity, and easy access to nature.

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery.

You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





## DIRECTIONS

From our office in Aberfeldy head along the A827 passing through Kenmore and continue to Killin. Head through the main street and just before the turn off for Manse Road on the right, turn left at Davidson's Chemist down Myrtle Grove where you will find the property at the bottom of the drive.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

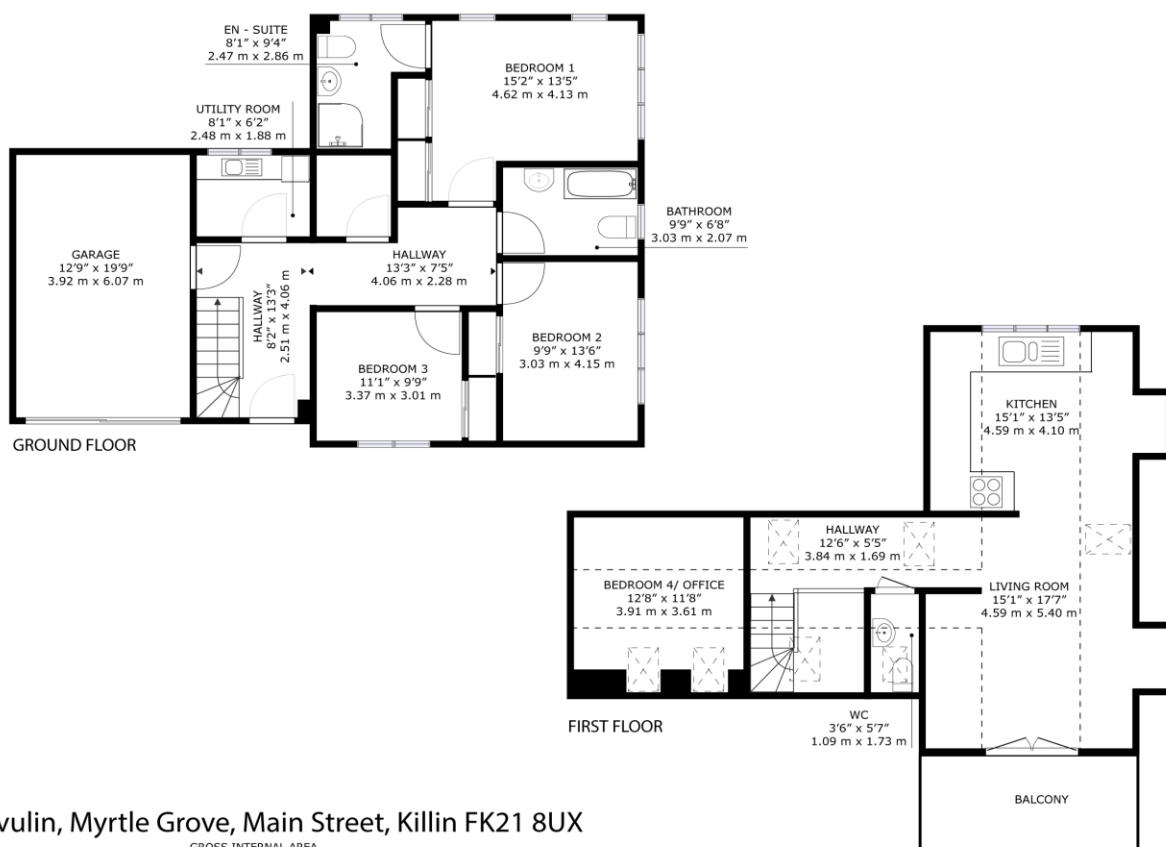
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

EPC RATING C

COUNCIL TAX BAND F



Culvulin, Myrtle Grove, Main Street, Killin FK21 8UX

GROSS INTERNAL AREA  
 GROUND FLOOR : 780 sq. ft, 72.5 m<sup>2</sup>, FIRST FLOOR : 802 sq. ft, 74.5 m<sup>2</sup>, GARAGE: 256 sq. ft, 23.8 m<sup>2</sup>  
 TOTAL: 1838 sq. ft, 170.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.