



WESTER LIX HOUSE

WESTER LIX, KILLIN, PERTHSHIRE FK21 8RD

OFFERS OVER £349,000 HOME REPORT £365,000

Irving Geddes are delighted to offer a rare opportunity to purchase a detached period home located in an area of stunning natural beauty. Set amongst the hills and woodlands of rural Perthshire, yet easily accessible, Wester Lix House occupies an enviable position. Currently split into adjoining properties with an internal door between the two, one side is run as a very popular self-catering cottage and the other as a main residence for the owners. Offering much appeal, a particularly versatile home ready to be utilised as a permanent residence or second home with the holiday let providing a useful income or to reconfigure the layout, creating a large single dwelling.

The **main home** comprises on the ground floor; LOUNGE with log-burner & impressive exposed stone surround, DINING ROOM open to KITCHEN with stairs to upper floor, REAR PORCH & STUDY/BEDROOM. There are two DOUBLE BEDROOMS (MASTER EN-SUITE BATHROOM) and FAMILY BATHROOM on the upper floor.

There is a neighbouring property to the side, private parking to the rear & the beautiful private grounds lie predominately to the front and side extending to approx. 0.75acres. A level area of lawn sits in front, leading to a charming burn & pond fed from the lochan, part of which is within the grounds. Over-looking the lochan is a timber studio measuring 16'6" x 12'6". An area of woodland sits to the east and there is a wide variety of mature planting. A double garage is adjacent to the access road.

Located at the end of a 1/2 mile track, with unrestricted walks straight from the property, Wester Lix House is situated in Glen Dochart within the Loch Lomond and Trossachs national park. The picturesque village of Killin is 3 miles away & is home to the famous Falls of Dochart & has a good range of amenities. There are numerous outdoor activities to enjoy including mountain biking, golf and walking, with fishing, boating and other watersports available on the nearby Loch Tay.

Lounge	15'2" x 15'2"	Bedroom 1	13'6" x 8'6"
Kitchen	15'2" x 8'10"	En-Suite	7'6" x 5'6"
Dining Room	18'2" x 10'6"	Bedroom 2	14'4" x 11'2"
Porch	6'0" x 5'0"	Bathroom	8'6" x 8'2"
Study/Bedroom	11'6" x 10'10"		







Self-catering Cottage

Adjoining the main house is a very successful holiday let cottage with its own main door access to the front and rear. The spacious cottage is set over 2 floors & comprises on the ground floor; LOUNGE, BREAKFASTING KITCHEN, DINING ROOM, WC, UTILITY/STORE and front PORCH. There are TWO DOUBLE BEDROOMS and BATHROOM on the upper floor.

Lounge	15'10" x 12'0"	Dining Room	15'6" x 11'4"
Kitchen	14'4" x 7'10"	Bathroom	12'2" x 5'6"
Bedroom One	16'0" x 12'0"	Bedroom Two	12'2" x 10'2"
WC	7'3" x 4'2"	Utility/Store	7'3" x 4'2"









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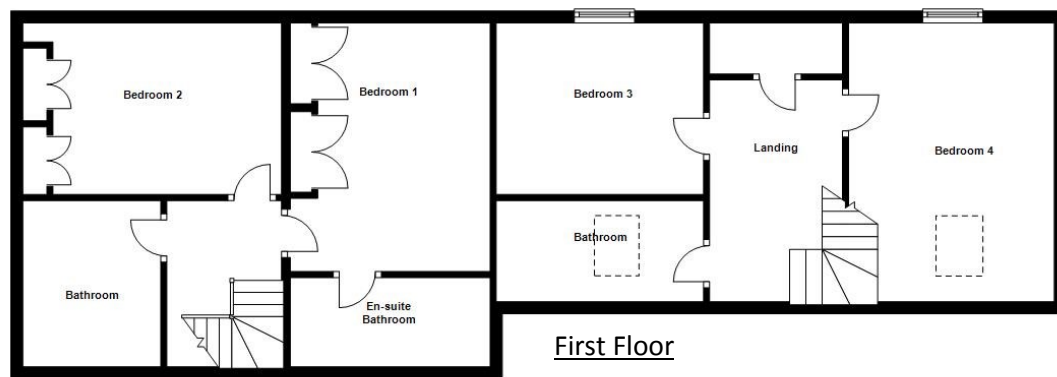
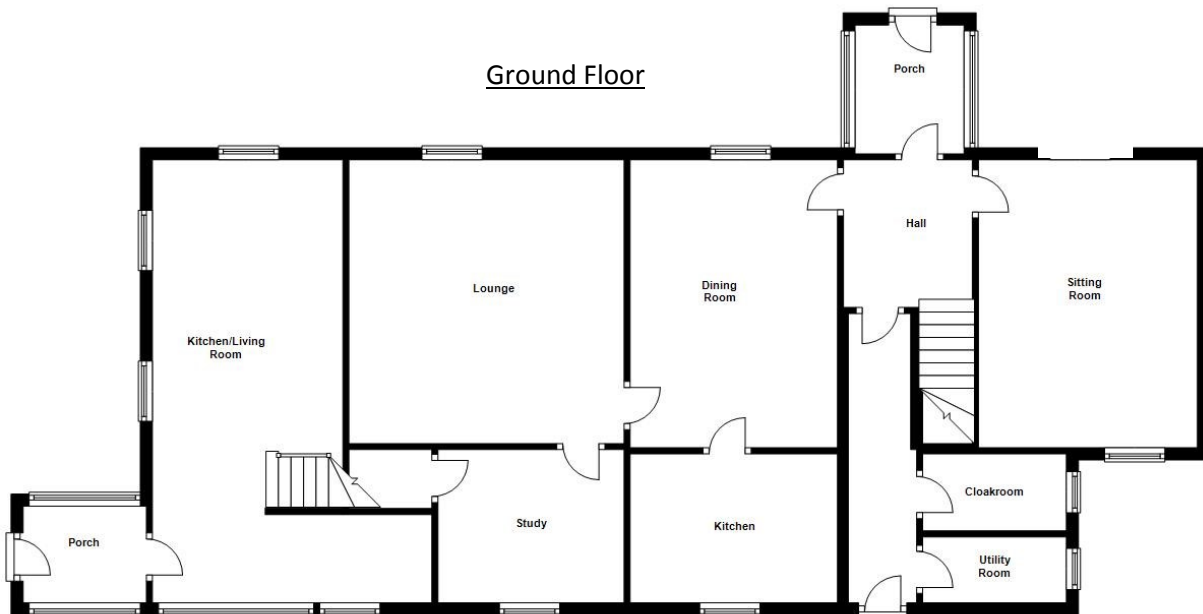
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Main House

Self-Catering Cottage

Ground Floor



Main House

Self-Catering Cottage



Energy Performance Rated 'E' for efficiency.

Services Oil Heating, Drainage to Septic Tank, Private Water Supply, Mains Electric.



Directions

Travelling west on the A85 passing Lochearnhead, heading up through Glen Dochart. After approx. 5 miles, shortly before the turn off to Killin, there is a large wooden signpost on the left for 'Wester Lix, Wildgrass Studio'. Take this turn and the property is located at the end of the track.

Viewing Strictly by appointment through Irving Geddes W.S. on 01764 670325





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