

Craigdochart

Craignavie Road, Killin, FK21 8SH

Offers Around £190,000

Home Report Value £210,000



IRVING
GEDDES
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Craigdochart, Craignavie Road, Killin, FK21 8SH

We are delighted to offer for sale this substantial three bedroom modern bungalow enjoying an enviable position on the western edge of the beautiful Perthshire village of Killin. Well proportioned accommodation over one level comprises VESTIBULE, HALL, large LOUNGE, DINING KITCHEN, 3 DOUBLE BEDROOMS, BATHROOM and WC. The property is warmed by oil central heating & has modern double glazing throughout. Located within attractive and generous landscaped gardens with ample private parking to the rear.

Externally the property boasts large gardens with principally parking to the rear. There are areas of lawn, patio, mature planted beds and access paths to the sides and front with a small burn running through the east side of the garden. An attractive outlook onto the wooded banks of the River Dochart and excellent views of the hills overlooking Killin. There is a lean-to greenhouse adjacent to the tandem garage.

Whilst Craigdochart would benefit from a degree of modernisation, it offers a great opportunity to develop the accommodation on offer and the property is likely to have broad appeal.

Lounge (20'0" x 12'4") **Dining Kitchen** (16'0" x 12'8")

Bedroom One (12'4" x 9'4") **Bedroom Two** (13'2" x 10'7")

Bedroom Three (11'0" x 8'2") **Bathroom** (9'4" x 5'6")

Garage (26'2" x 9'6")

Directions

Upon entering Killin from the West cross the bridge at the Falls of Dochart taking a right at the end. Craignavie Road is the first turning on the left. After approx. 0.5miles, a short distance from the Manse Road junction on the right, the property is located on the right visible from the road. A lane immediately before the property leads to the entrance to the property and the parking to the rear.

Viewing

Strictly by appointment through Irving Geddes - 01764 670325/653771.

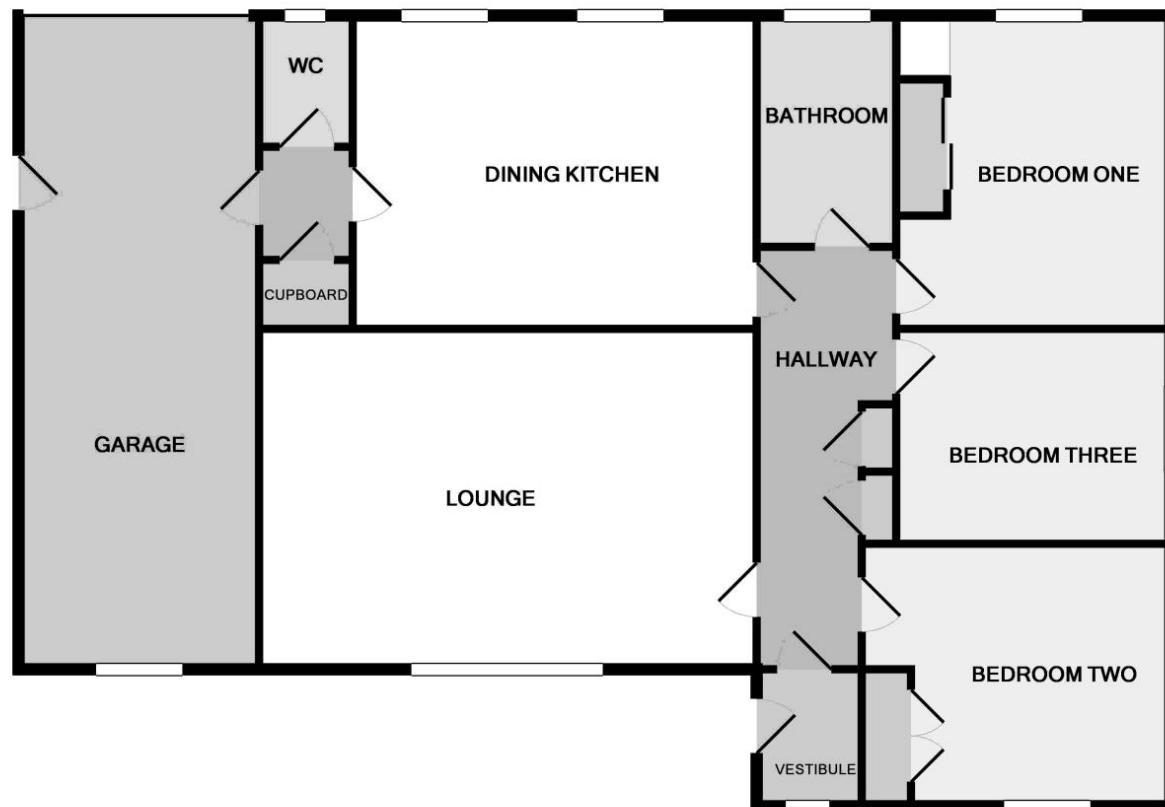
Energy Performance

Rated 'D' for efficiency.





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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.



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