

# Flat First Floor Left

FASSIEFERN, MAIN STREET, KILLIN, FK21 8UL



*Beautiful two-bedroom upper villa,  
recently modernised to a walk-in condition*



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McEwan Fraser Legal is delighted to present this immaculate first-floor apartment which has an abundance of fixtures and fittings and offers spacious living accommodation throughout. Located in a popular residential area. This villa would make a perfect first time buyers purchase or a wonderful holiday home.

# THE LIVING ROOM



Presented in walk-in condition, the property is accessed via a communal stairwell. Access through the main door leads to all rooms. The living room is located to the front of the property, with wonderful views.



# THE KITCHEN



The kitchen is situated towards the rear with a large picturesque window flooding the room with natural light. The wonderful kitchen which has a good selection of stylish wall and base units with appliances and dining area that will host a table and four chairs.



The master bedroom is double in size with space for free-standing furniture if required. Bedroom two is a good size. The three-piece bathroom with splash-back tiling and shower completes the accommodation on offer.

# THE SHOWER ROOM





# BEDROOM 1



# BEDROOM 2





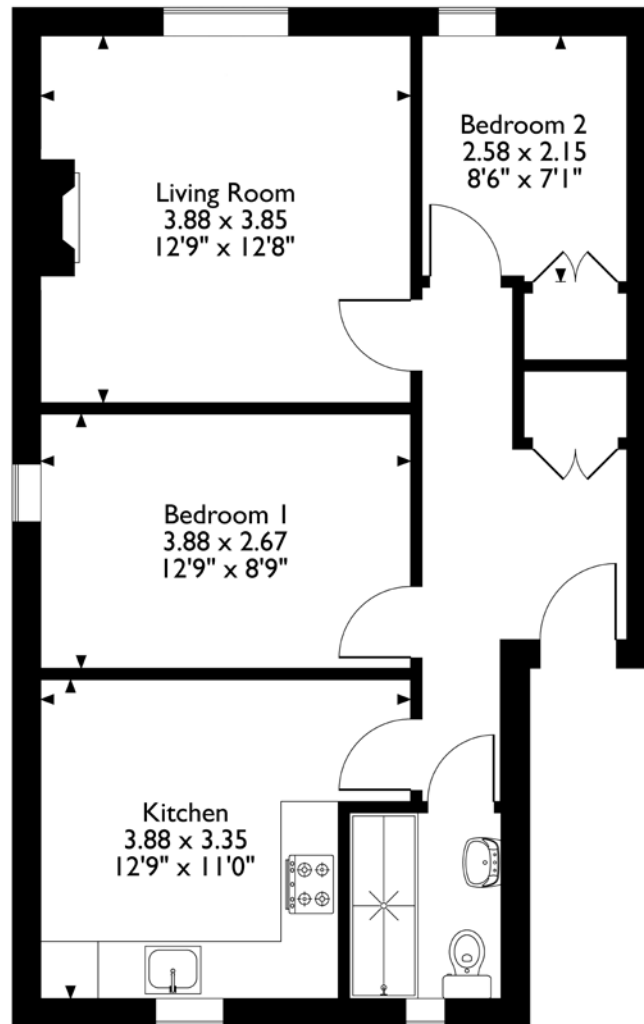
# EXTERNALS



The property also benefits from central heating. Parking is provided to the front of the property and there are well-maintained gardens to the rear of the property which are fully enclosed.



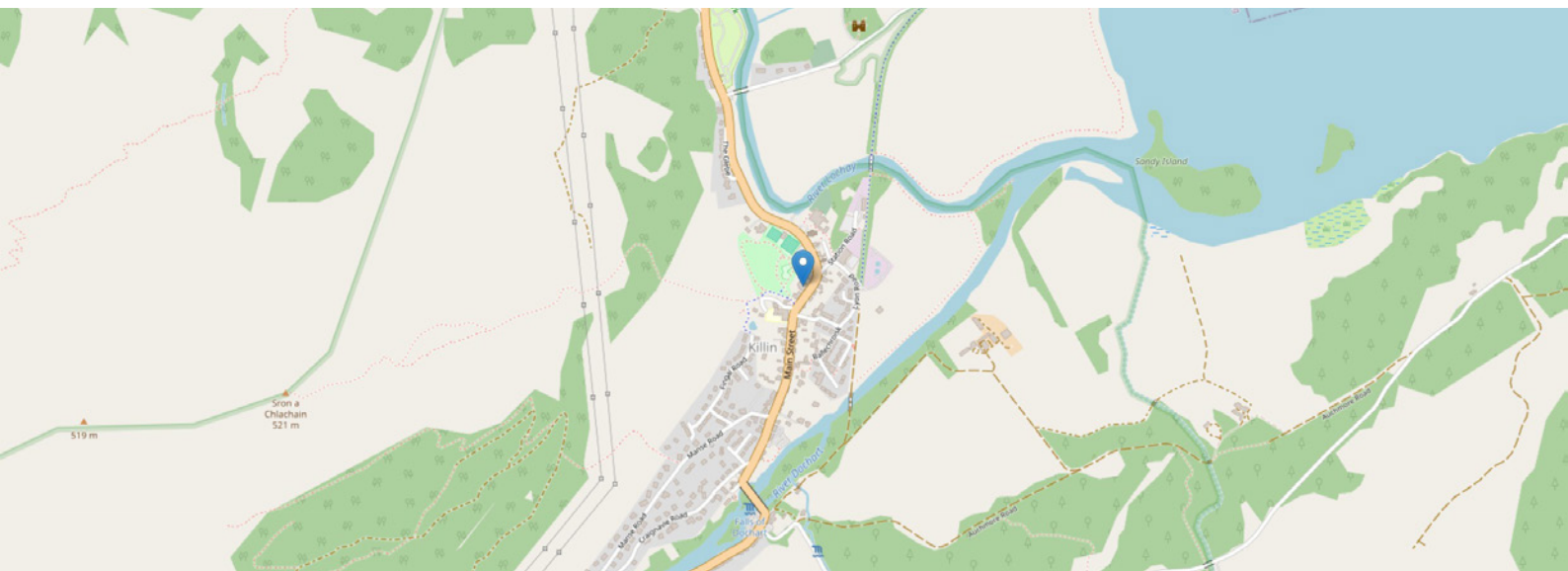
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup> | EPC Rating: E

Extras: Floor coverings, light fittings, blinds and window dressings.





# THE LOCATION

Located on the very edge of the Trossachs National Park and Ben Lawers Natural Nature Reserve, the beautiful village of Killin clusters around the Dochart Falls providing stunning scenery and with its lovely traditional buildings creates an old-world charm and outstanding scenery.







The area attracts visitors throughout the year as a superb base from which to explore Scotland and to enjoy the many outdoor pursuits the area has to offer including a golf course and bowling club. In a central location between the east and west coasts, the area provides access to many popular locations such as Perth, Stirling, Pitlochry, Oban and Fortwilliam. Edinburgh and Glasgow airports are commutable from the area. Village life incorporates a library, medical practice, Post Office, shops, a church and a choice of restaurants. Public transport is also available. There is a primary school within the village, with secondary schooling at McLaren High in Callander and a school bus is available from the village.



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