







Tigh Na Craoibh

ARDCHYLE, KILLIN, FK21 8RF





LOCATION

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Tigh Na Craoibh is located just off of the A85 between Killin and Crainlarich. 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 olde worlde 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 Fort William. Edinburgh and Glasgow airports are commutable from the area. Village life incorporates a library, medical practice, Post Office and shops, a church and 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.













TIGH NA CRAOIBH

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We are delighted to present to the market this threebedroom, three public roomed detached property nestled immediately within mature idyllic gardens, set upon a 17-acre plot.

The land with shared access road has fantastic development opportunity for a developer with mass tourism flocking to the area every year, this would be an awesome site for holiday accommodations.

The property itself is a large stone property set over two levels set within mature gardens. The property is accessible through a front and rear entrance. The rear entrance is most commonly used by the current owners and takes you to a large boot/utility room with WC from the entranceway which also leads to the main hallway. To the rear of the property is a large breakfasting kitchen with wood burning stove and traditional stone chimney, the kitchen is made up of wall and floor mounted units with appliances set within. The hallway boasts under the stairs storage with two rooms to the front of the property, currently being used as a dining room and formal lounge both of these rooms have wood-burning stove and are large enough for a range of furniture configurations. These rooms face the front of the property with glorious views of the surroundings and in between is the front formal entrance out to the front gardens.

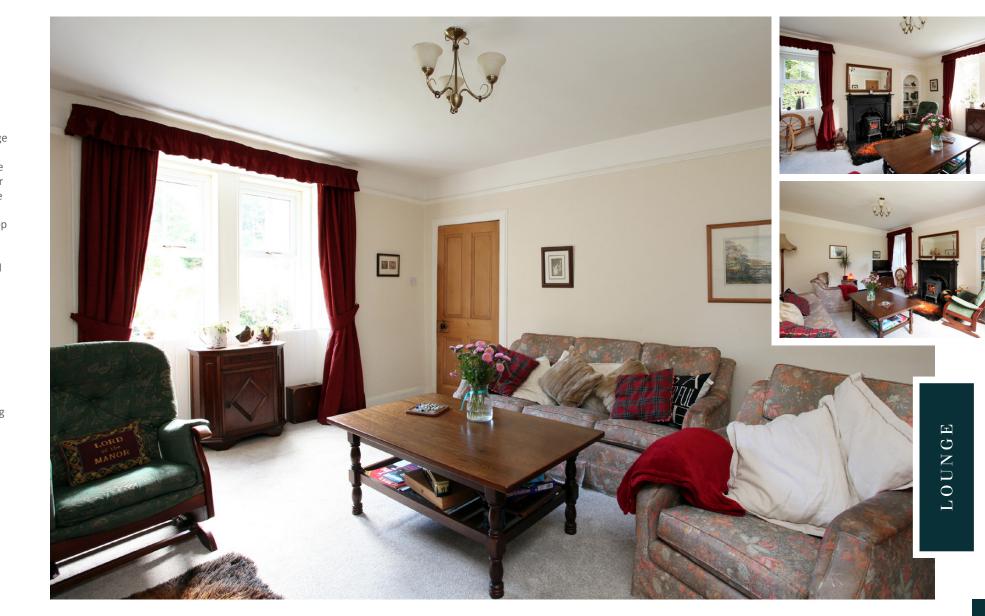
Up the grand staircase there is a large bright hallway from where access to the bedrooms and bathroom

are granted. All three of the bedrooms are very large double bedrooms with stunning views which must be seen to be fully appreciated. The bedrooms have a range of storage solutions with plenty of space for an array of furniture configurations, with two of the bedrooms boasting fireplaces. The bathroom is a large four piece bathroom with free standing roll top bath and separate shower.

Throughout this property has been well maintained by current owners and has a lovely traditional homely feel to it. The property is immaculately clean and offers the dimensions craved by family life today whilst retaining the warm feeling we all crave coming home.

Externally the property has a large carport and wood store adjacent to the property and there is also an outhouse which sits on its own little plot, ideal maybe as an office, garage, additional dwelling whatever is required. The immediate gardens are secure and are ideal for family living. The shared road leads to two additional dwellings out of site from this residence offering privacy and security at the same time.

The large land which is included in this sale comprises of approximately 17 acres and is made up of woodland and field with a pond and natural water supply. Given the location, this site could be fit for a range of purposes upon planning permission being granted.



















































GARDENS / GROUNDS









SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

5.00m (16'5") x 4.10m (13'5") Lounge 5.10m (16'9") x 3.90m (12'10") Dining Room 5.10m (16'9") x 4.90m (16'1") Kitchen/Diner 3.90m (12'10") x 2.70m (8'10") Storage 1.50m (4'11") x 1.40m (4'7")

First Floor 5.20m (17'1") x 4.60m (15'1") Bedroom 1 4.20m (13'9") x 3.90m (12'10") Bedroom 2 4.65m (15'3") x 4.00m (13'1") Bedroom 3 3.50m (11'6") x 2.40m (7'10") Bathroom

Gross internal floor area (m²): 150m²

EPC Rating: F

Extras (Included in the sale): Oil heating, uPVC window units, wood pellet central heating, log burning stove.







Solicitors & Estate Agents

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Text and description
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Surveyor



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