

2E North Church Street

CALLANDER, FK17 8EF



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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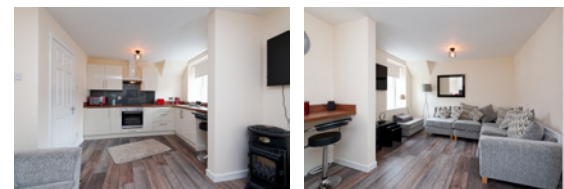
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*Two-bedroom first- floor flat is ideally situated in
the historic town of Callander*



McEwan Fraser Legal is delighted to present this two-bedroom flat in the ever popular town of Callander. The property is in walk-in condition. The first-floor flat is ideally located to take advantage of all local amenities.

THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area with good views toward the main street.
- Fully equipped kitchen with modern appliances and ample storage.



- A recently upgraded family shower room with a modern finish.
- Two spacious bedrooms which have ample room for additional free-standing furniture.
- Ample storage throughout.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

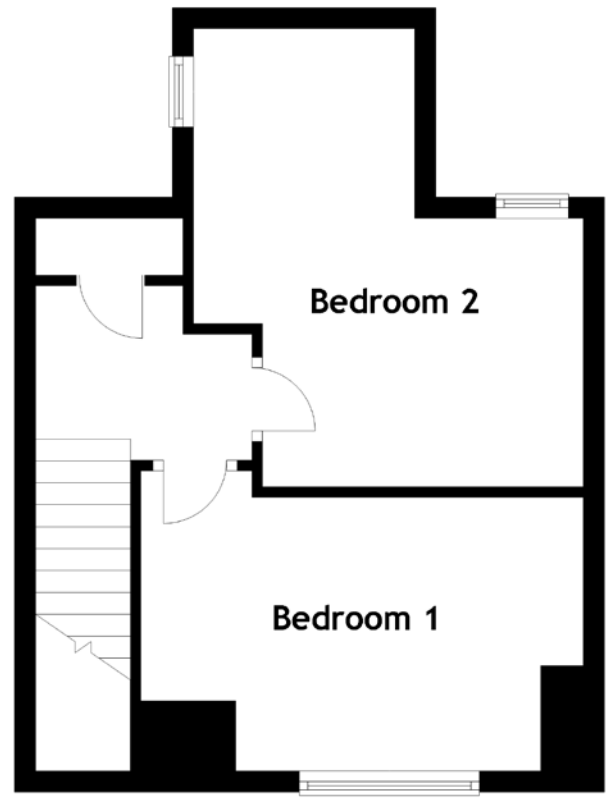
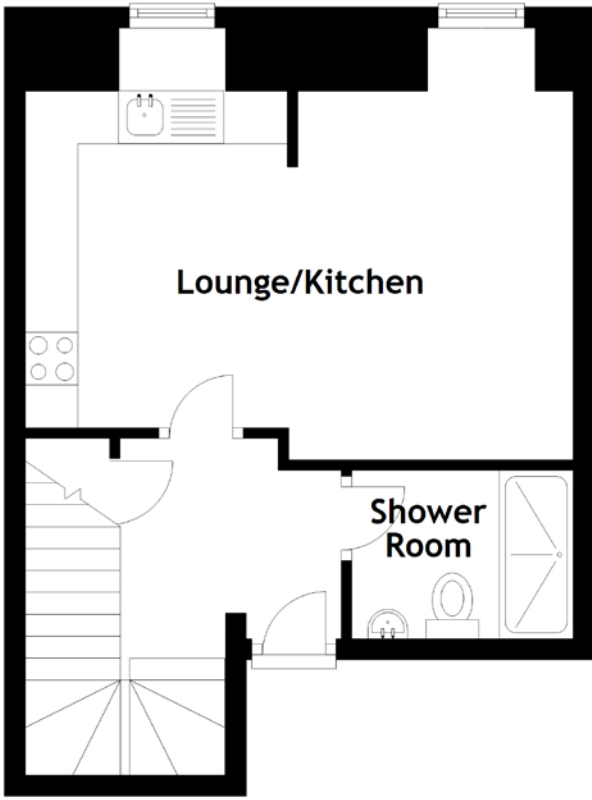


In addition to this, the property includes shared garden space, on-street parking and a well-maintained communal staircase. This is a rare opportunity to acquire a stunning example of this style of property in a fantastic location. The local market continues to be very strong, so early viewing is highly recommended in this instance.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



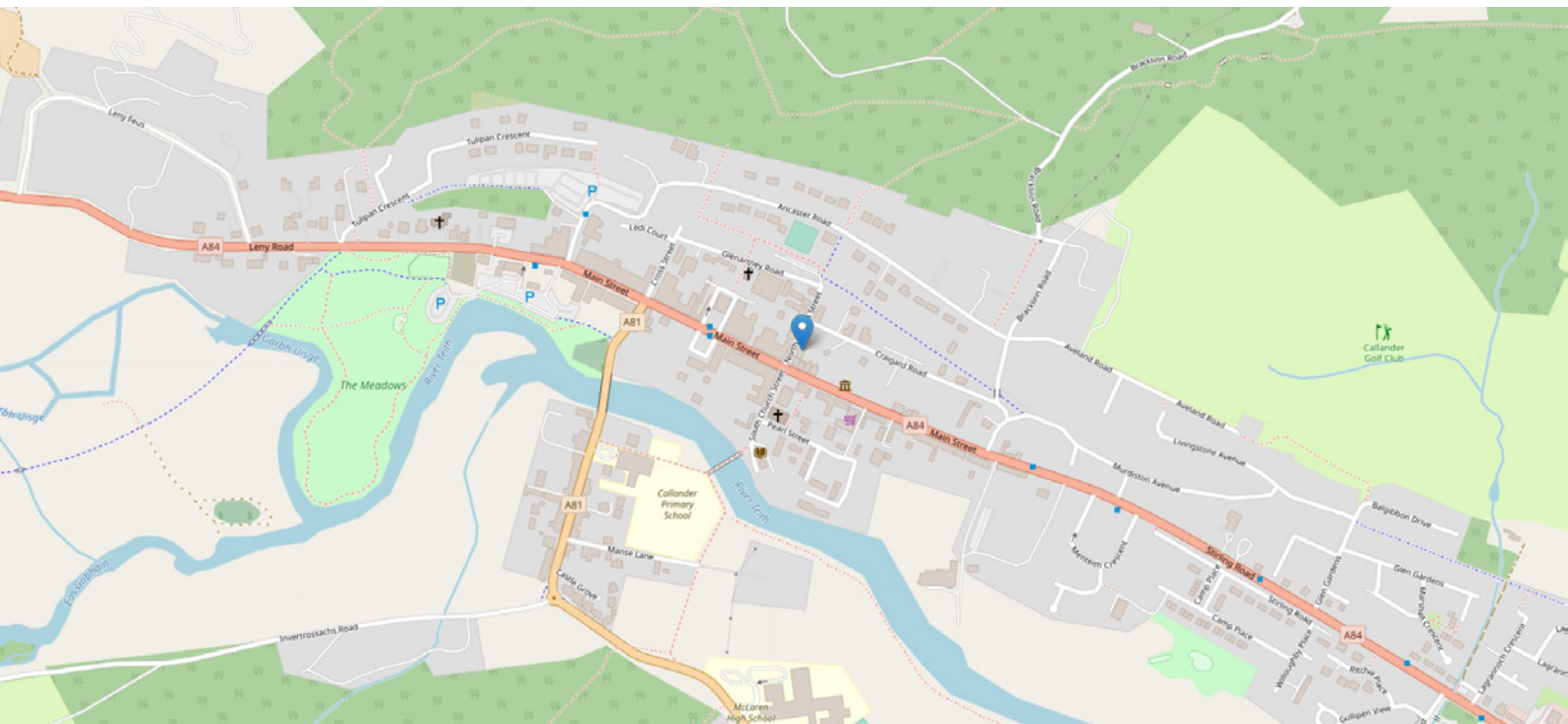
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.20m (17'1") x 3.80m (12'6")
Shower Room	2.10m (6'11") x 1.60m (5'3")
Bedroom 1	4.20m (13'9") x 2.80m (9'2")
Bedroom 2	4.35m (14'3") x 3.70m (12'2")

Gross internal floor area (m²): 60m²
EPC Rating: D

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Some items may be available by separate negotiation.



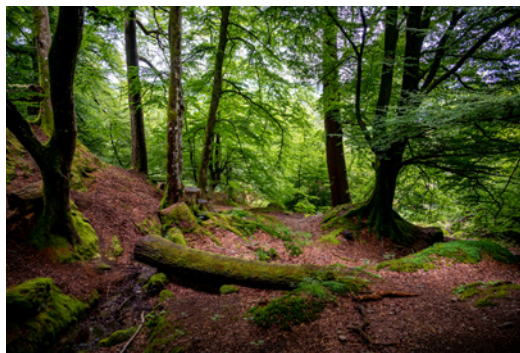
THE LOCATION

Callander is a small town in the region of Stirling, Scotland, situated on the river Teith and within the Loch Lomond and Trossachs National Park, a popular area for fishing and hill walking.





The town is located in the county of Perthshire and is a popular tourist stop to and from the Highlands. Callander enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, McLaren High School is ranked in the top fifty schools in Scotland. The nearby historic town of Stirling with its university is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. Stirling is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north. A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.



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