



# Molmeg Cottage

BALLINLUIG, BALQUHIDDER, FK19 8PB

**McEwan Fraser Legal**  
Solicitors & Estate Agents



*Molmeg Cottage enjoys a simply stunning location in Balquhider Glen at the head of Loch Voil.*

The area has a rich and varied history with centuries of clan ownership and the Jacobite rebellions. Balquhider Kirk is the final resting place of celebrated folk hero Rob Roy MacGregor. The Rob Roy connection is celebrated by the seventy-nine mile Rob Roy Way which passes nearby on its route from Drymen to Pitlochry. The area also lies on the route of the coast to coast walk from Oban to St Andrews which comes over the hills to the north from Glen Dochart.

The property is on the edge of the village of Balquhider which has an active local community centred on the village hall. It is also a popular area for visitors due to its relative proximity to central Scotland and stunning highland scenery. The road into the glen stops at the far end of Loch Voil meaning that there is little traffic to spoil the peacefulness of the situation.

The recreational facilities in the area are excellent. Loch Voil provides fishing for trout and there is walking in the surrounding hills. There is shooting, stalking and fishing on the estates in the area. Loch Earn is a major water sports centre with both water skiing and sailing. The ski slopes of Glen Coe and Nevis Range are within seventy miles.

Callander is the nearest town and lies about thirteen miles from the property. The town itself has a wide range of day to day facilities including a doctor's surgery, dental surgery, a couple of supermarkets, secondary school, a range of shops and the McLaren leisure centre with a twenty-metre indoor pool. Further afield, more extensive facilities and services can be found in the city of Stirling, about thirty miles away, which has excellent motorway links to the whole of the central belt.



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*The property sits on land that was formerly part of the Stronvar estate.*

A typical original cottage of largely stone construction, the property has been extensively extended and upgraded by the current owners and presents a wonderful mix of period character and modern luxury. The original section of the cottage comprises a dramatic living space with side extension housing and an attic room. A more substantial rear extension comprises two fantastic double bedrooms and master bathroom over two floors which have been finished to the highest of contemporary standards. The property would make a wonderful residential home or country escape set to the backdrop of some of the most dramatic scenery offered by the Loch Lomond and the Trossachs National Park, renowned as one of Scotland's most rugged and inspiring areas.

Elevated from the road to the front, the property is entered through a central front door which leads into a handy vestibule before opening into the main reception space. The reception space occupies the whole of the original footprint of the cottage and is a real joy. Traditional character blends seamlessly with modern style. Exposed stonework, wooden flooring, original fireplace and gas fired stove meet the modern wood burning fire and stylish contemporary kitchen. The space on offer lends itself to numerous different possible furniture configurations. In recent years, an extension has been added to this living space which forms a separate dining room. Floor to ceiling windows allow you to soak in the stunning scenery surrounding the property. An internal staircase from the dining room leads to a cosy space which is perfect for a small table and two armchairs. Double doors from the dining room also open directly onto a patio.





*Kitchen*



*Traditional character blends  
seamlessly with modern style*



Bedroom 1



Bedroom 2



Attic Room



The modern rear extension leads directly off of the main reception space.

The extension offers two fantastic double bedrooms over two floors. To maintain both head height and the natural roof line of the property, the foundation has been below the level of the main part of the house. This has allowed the inclusion of two generous double bedrooms, one with en-suite and a striking master bathroom. The lower of the two bedrooms comes complete with a contemporary en-suite shower room.

The master bathroom is exceptionally well finished and comes with full tiling and shower over bath. On the upper level is a cosy little area that looks out over the balcony to outside and has Velux windows, perfect for use as a study area or place to relax. A final twist to the extension is the bookcase in this area, swing this to one side and you find access to the attic rooms above the main house. This space can be utilised as a workspace, storage or even extra accommodation in a pinch.

Externally, an extensive rear garden is mainly laid to lawn and contains a free-standing wooden summer house. This is finished as a self contained studio flat which would make perfect guest accommodation but has been used for Airbnb previously. Successfully achieving around £100 per night.

As an added bonus, despite the rural location, the property has fibre optic broadband.

This is a truly unique property and viewing is a must to appreciate exactly what is on offer.



Bathroom

# Summer House



# Specifications

## FLOOR PLAN, DIMENSIONS & MAP



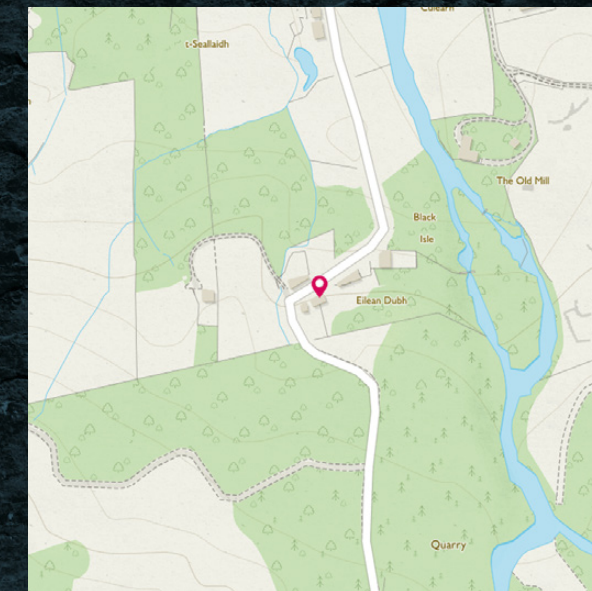
Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 3.30m (10'10")
Dining Room	4.10m (13'5") x 2.50m (8'2")
Bathroom	3.30m (10'10") x 1.80m (5'11")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
En-suite	3.60m (11'10") x 0.90m (2'11")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Study Area	3.50m (11'6") x 2.70m (8'10")
Workshop	3.00m (9'10") x 2.10m (6'11")
Attic Room	6.30m (20'8") x 3.50m (11'6")
Sun Room	2.50m (8'2") x 2.40m (7'11")

Summer House 4.50m (14'9") x 4.00m (13'1")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>

EPC Rating: F





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