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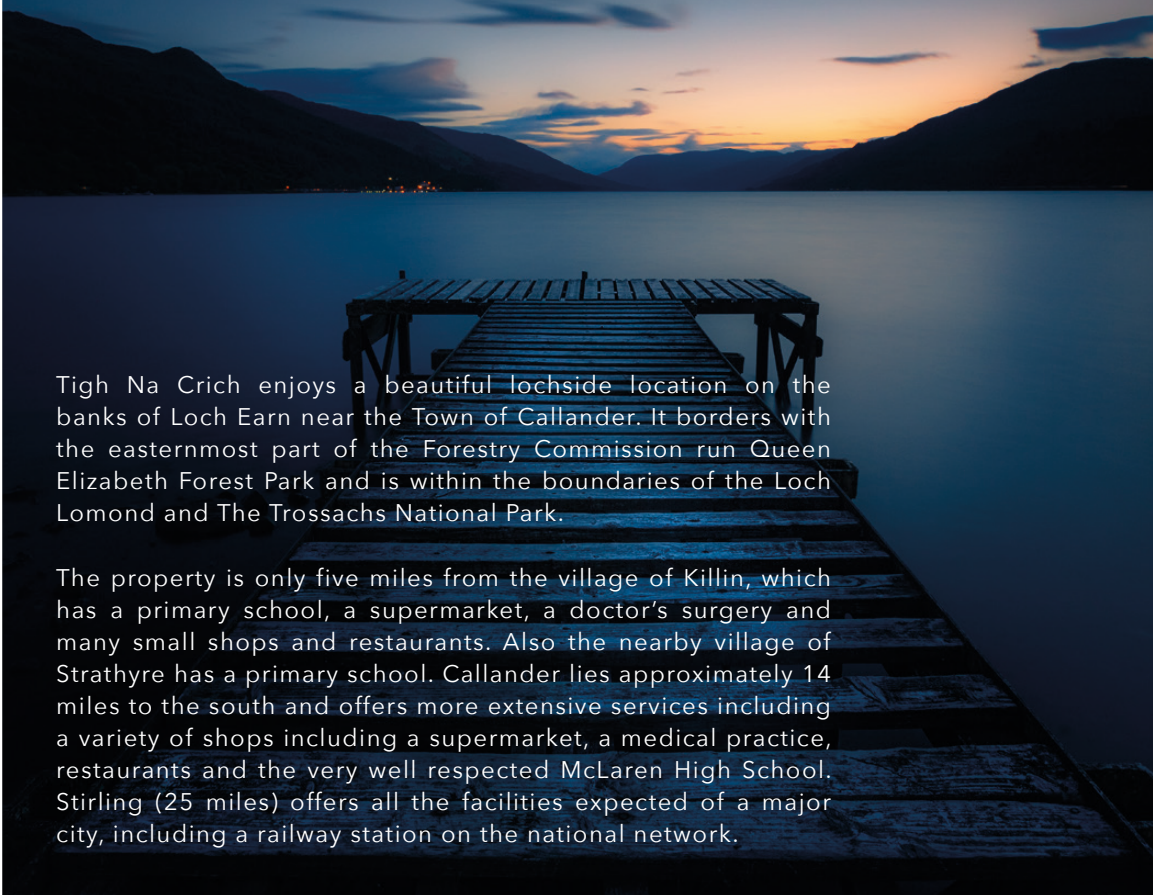
01786 231 155

Tigh Na Crich

LOCHEARNHEAD, PERTSHIRE, FK19 8PR

THE LOCATION

Lochearnhead



Tigh Na Crich enjoys a beautiful lochside location on the banks of Loch Earn near the Town of Callander. It borders with the easternmost part of the Forestry Commission run Queen Elizabeth Forest Park and is within the boundaries of the Loch Lomond and The Trossachs National Park.

The property is only five miles from the village of Killin, which has a primary school, a supermarket, a doctor's surgery and many small shops and restaurants. Also the nearby village of Strathyre has a primary school. Callander lies approximately 14 miles to the south and offers more extensive services including a variety of shops including a supermarket, a medical practice, restaurants and the very well respected McLaren High School. Stirling (25 miles) offers all the facilities expected of a major city, including a railway station on the national network.





TIGH NA CRICH

Lochearnhead

Viewing is highly recommended to appreciate this impressive property, Tigh Na Crich has great flexibility to be a fun and functional place to live, and will be enjoyed by all family and friends, offering generous accommodation throughout.

Stepping into the bright entrance Vestibule you can't help but be wowed at the space this family home has to offer. The sizeable ground floor is home to a variety of rooms an active family would delight in. The property is accessed into the vestibule which in turn leads to the bright spacious reception hall, with staircase leading to the upper levels. The lounge is pleasantly located to the front of the property with feature windows flooding the room with natural light with a feature fireplace and open fire. The modern kitchen/dining area is a good size with granite worktops, a good range of floor and wall mounted units and is situated to the rear of the property giving views over the well maintained rear garden and beyond. The family/dining room is also located on the ground floor which is a good size for a table and twelve chairs for more formal dining with friends and family. The ground floor includes a handy WC and study/5th bedroom. Taking the staircase to the upper level, there are three good sized double bedrooms benefiting from built in wardrobes/ storage, including the master with en-suite shower room. The family bathroom completes the accommodation on this level. The top floor has been extended to offer a fantastic double with a stunning four piece bathroom. The property benefits from oil central heating and double glazing throughout, generous storage can be found throughout the property.

There are well-maintained garden grounds to the rear, side and front of the property. There is a private driveway to the front allowing parking for up to six vehicles and a small garage to the side of the property.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.95m (16'3")
Kitchen	4.75m (15'7") x 3.75m (12'4")
Dining Room	4.50m (14'9") x 3.00m (9'10")
Utility	2.15m (7'1") x 1.60m (5'3")
Sun Room	5.30m (17'5") x 2.20m (7'3")
WC	2.06m (6'9") x 0.85m (2'9")
Bedroom 1	4.50m (14'9") x 3.80m (12'6")
Bedroom 2	5.60m (18'4") x 3.25m (10'8")
Bedroom 3	5.65m (18'6") x 2.60m (8'6")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")
Bedroom 5	4.50m (14'9") x 3.15m (10'4")
En-suite	1.70m (5'7") x 1.50m (4'11")
En-suite	2.60m (8'6") x 2.30m (7'7")
En-suite	2.70m (8'10") x 1.05m (3'5")
Bathroom	3.25m (10'8") x 3.10m (10'2")

Gross internal floor area (m²): 207m²
EPC Rating: F

Extras (Included in the sale): All floor coverings, fridge, some light fittings, and some window dressings.

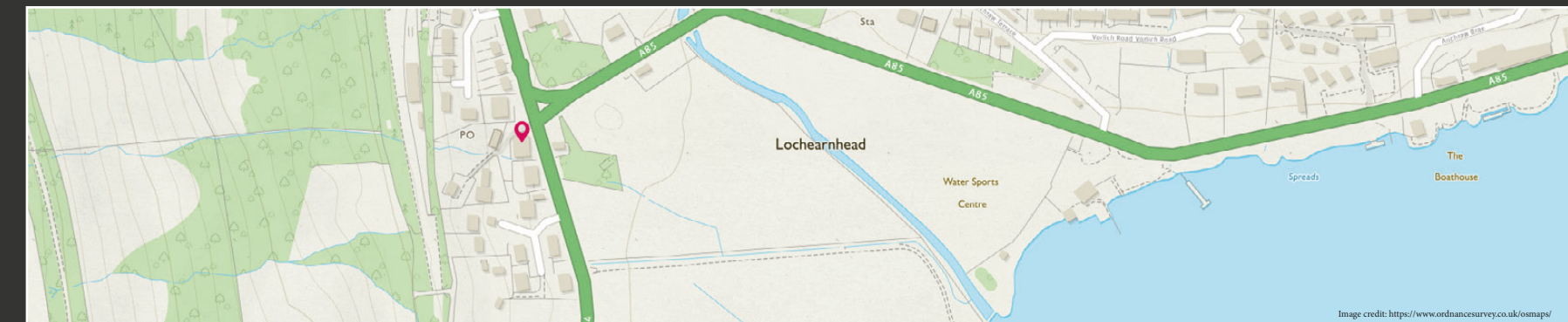


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