

Wester Auchraw House

LOCHEARNHEAD, FK19 8PT



Wonderful four-bedroom bungalow sitting on 40 acres of land. Exceptional family home



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this modern, spacious four bedroom bungalow situated in an elevated position and enjoying amazing panoramic views over Stirlingshire and beyond.

THE LOUNGE



This beautifully presented property includes the entrance vestibule, hallway, and a large lounge/dining room featuring large patio doors flooding the room with natural light with access to the large garden grounds.

THE DINING ROOM



THE KITCHEN

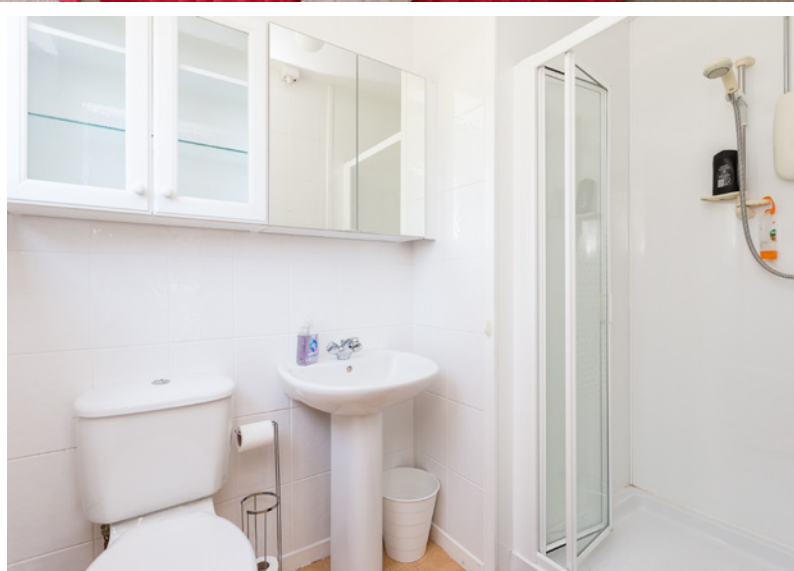


The open plan kitchen featuring a modern work surface with an integrated oven, microwave, hob, fridge/freezer and dishwasher opens to the utility room with access to the garage. The adjacent utility room features a washing machine and tumble dryer.



The property has four bedrooms with integrated wardrobes. The master bedroom has a fully tiled bespoke en-suite shower room. There is a four-piece modern family bathroom with a bath and a separate shower cabinet, there is a further toilet and washbasin.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE SHOWER ROOM & HALL



Wester Auchraw sits in substantial garden grounds which wrap around the property with views from all angles of the garden, lying mainly to the south-facing front of the property. The large driveway leads to the integrated garage. The garden area itself is laid mainly to lawn, offset with a variety of shrubs and trees with adjacent raised beds and giving amazing views over the countryside.

This commodious house has a flexible layout and would make a wonderful family home.

THE GARDEN & GROUNDS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

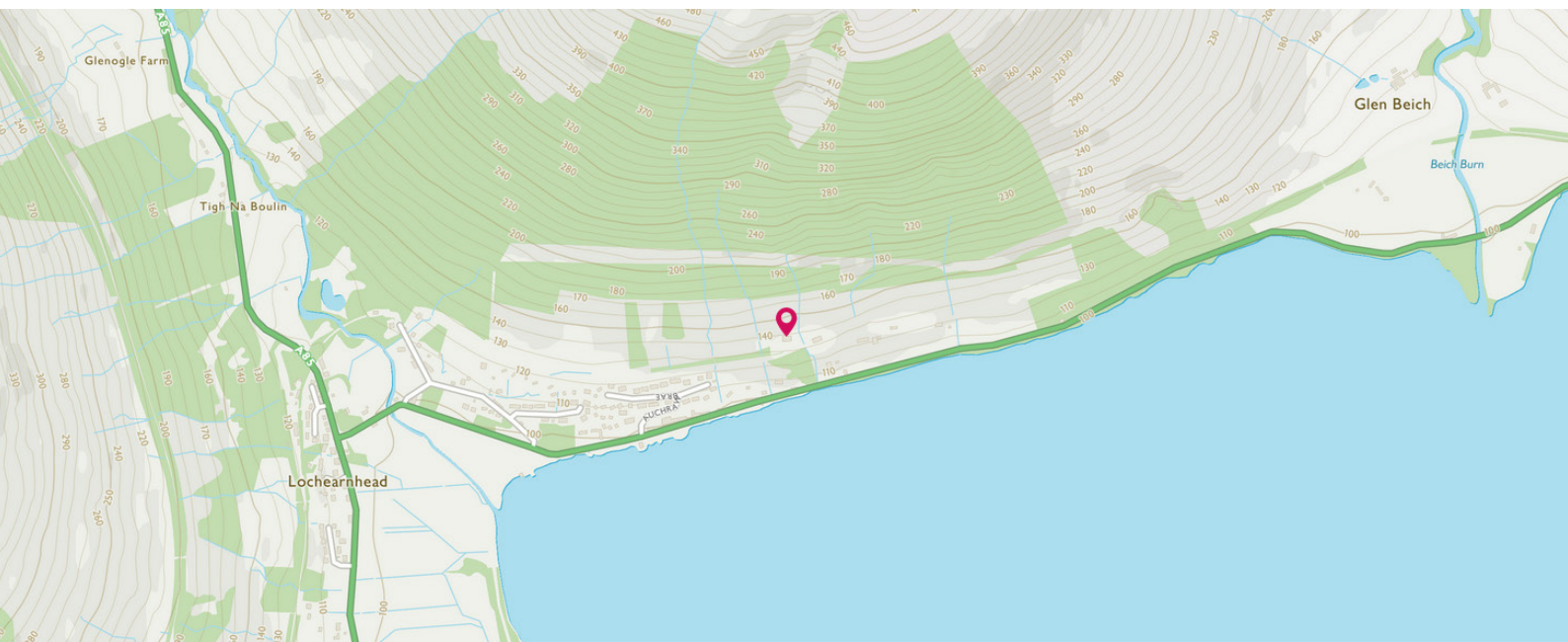
Lounge	5.10m (16'9") x 4.00m (13'1")
Dining Room	4.70m (15'5") x 3.97m (13')
Kitchen	4.70m (15'5") x 3.00m (9'10")
Utility	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	4.20m (13'9") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")

Bedroom 4	2.70m (8'10") x 2.10m (6'11")
Shower Room	2.40m (7'10") x 2.10m (6'11")
Garage	5.90m (19'4") x 3.20m (10'6")

Gross internal floor area (m²): 149m²

EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Wester Auchraw enjoys a beautiful lochside location sitting on 40 acres of land 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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