

Pearl Cottage

MANSE ROAD, STIRLINGSHIRE, KILLIN, FK21 8UY



Unique two-bedroom cottage on substantial grounds



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Pearl Cottage offers a superb opportunity to create a comfortable home in a desirable location.

THE LOUNGE



The gardens are neat and tidy upon arrival. A front door opens to the vestibule with a glass doorway leading to the main reception hall. Two public rooms of good size face the front, the sitting room has a garden aspect from the large windows and the lounge features a fireplace with surround.

THE SITTING ROOM



THE KITCHEN & UTILITY



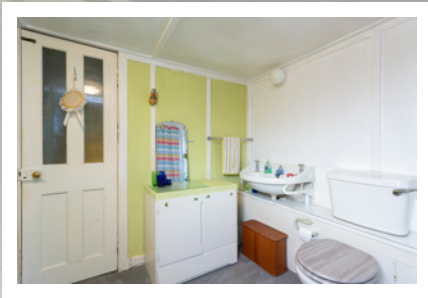
The kitchen has been well maintained in recent years to offer wall and floor units with ample work surface.





The upper level features two large double bedrooms with ample space for free-standing furniture. The three-piece family bathroom with shower completes the accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



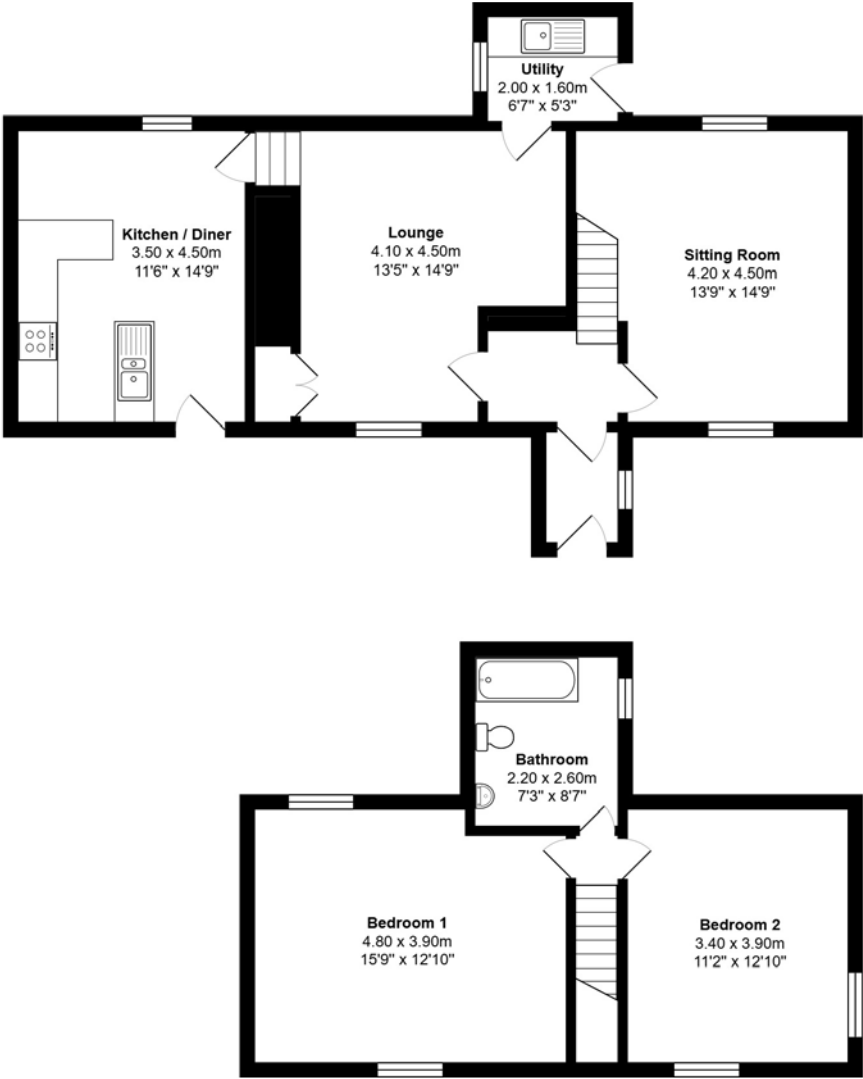
Overall; this house exudes a sense of gentle sophistication with excellent proportions but requires a little TLC. The garden grounds sweep around the property and give a sense of seclusion with panoramic views.

Viewing is highly recommended to appreciate the accommodation on offer.

EXTERNALS

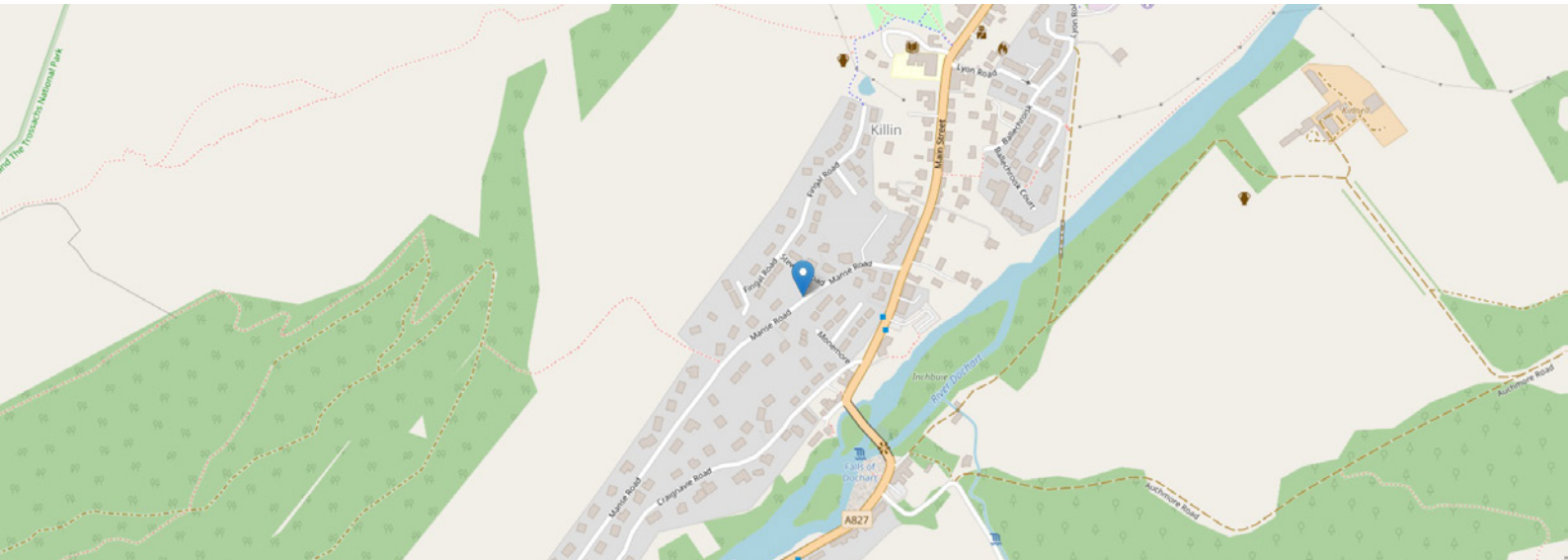


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: G



THE LOCATION

Located on the very edge of the Trossachs National Park and Ben Lawers Natural Nature Reserve, the beautiful village of Killin clusters around Dochart Falls providing stunning scenery and with its lovely traditional buildings creates an old-world charm and outstanding scenery.





The area attracts visitors throughout the year as a superb base from which to explore Scotland and 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, shops, a church and a 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.