




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Lendrick Avenue

CALLANDER, FK17 8LZ

Callander

FK17 8LZ

“... located in the county of Perthshire and is a popular tourist stop to and from the Highlands ...”

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.



26 Lendrick Avenue

CALLANDER, FK17 8LZ

26 Lendrick Avenue is a fantastic family home set within a safe cul-de-sac and boasting stunning panoramic views on the doorstep. The property itself can be utilised in many different ways with its flexibility. The whole house has just undergone a recent re-decoration creating a fresh environment for the prospective purchaser.

This property is a must see to be fully appreciated the accommodation that is on offer.

The welcoming reception hall provides access to the living area, spacious W/C and stairwell. The insulated solid oak hardwood flooring creates a flow to the ground floor of this property connecting the hall, toilet, lounge and dining room. The lounge is pleasantly located to the front of the property, open-plan with the dining room which benefits from rear double doors that provide access to the garden, the full-length windows let in an abundance of light to this great space for entertaining family and guests. Through to the fully tiled fitted kitchen/informal dining area where there is a wide range of floor and wall mounted units with integrated appliances such as a four ring gas hob, oven and grill. A bar in the middle provides the perfect spot to grab a quick coffee before a hard day at work. The solid wood Aroca worktops within the kitchen provide an efficient and durable workspace. There is also a free standing fridge freezer, washing machine and tumble dryer. These appliances may also be homed in the utility room between the garage and the kitchen which would provide even more space within the kitchen. The utility area was once used as

an office and as such is fully fitted with again great worktop space which can be utilised to suit the prospective purchaser.

Up-Stairs there are four great sized bedrooms, All of which benefit from fitted storage. The stairwell and all bedrooms have recently had new 10mm rubber underlay and new top carpets. The main bathroom has a three-piece suit with a shower head over the bath. The main bedroom also provides an en-suite electric shower with a matching two piece suite.

A great added extra to the property is the potential that the loft space provides. The loft has been insulated and fully floored including underlay and partial carpet, the roof has also been insulated with 100mm Kingspan. A Ramsey ladder provides access to this space which has a high potential of extension.

Externally to the rear, a private fully secure garden which reaches its full appreciation in Summer can be enjoyed. There is a mix of mature shrubs and plants, decking area and decorative decking with chips. An outdoor summer shed can also be appreciated.

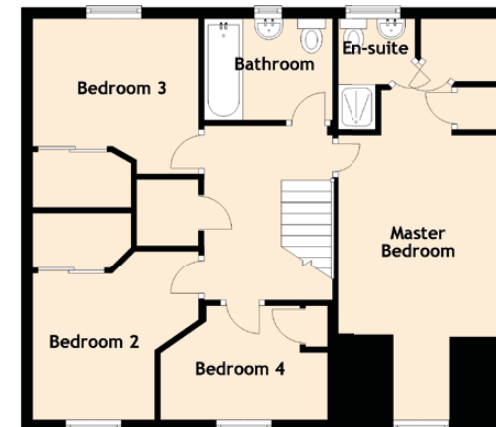
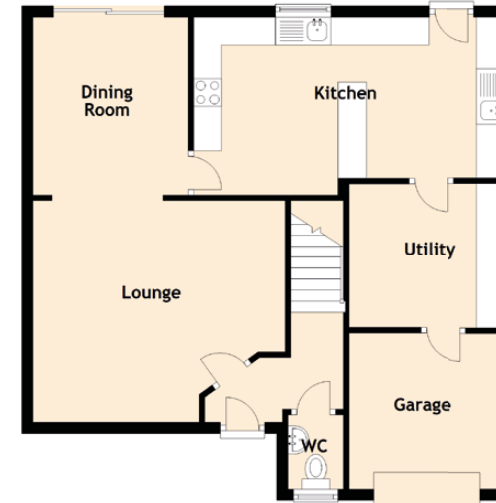
Number 26 Lendrick Avenue is one of the rare houses within the area that access can be provided from either side of the property. There is also a private decorative green area at the front of the house.

The property further benefits from central heating and double glazing. There is a private driveway that can accommodate multiple cars and a large garage.



Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



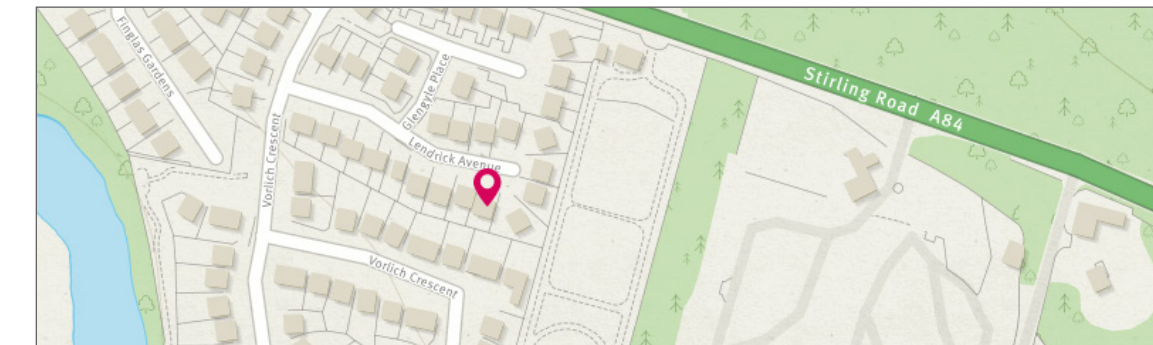
Approximate Dimensions (Taken from the widest point)

| | |
|----------------|-------------------------------|
| Lounge | 4.40m (14'5") x 4.00m (13'1") |
| Dining Room | 3.20m (10'6") x 2.80m (9'2") |
| Kitchen | 5.60m (18'4") x 2.90m (9'6") |
| Utility | 2.80m (9'2") x 2.60m (8'6") |
| Master Bedroom | 6.50m (21'4") x 2.70m (8'10") |
| En-suite | 2.00m (6'7") x 1.40m (4'7") |
| Bedroom 2 | 3.30m (10'10") x 2.20m (7'3") |
| Bedroom 3 | 3.30m (10'10") x 2.80m (9'2") |
| Bedroom 4 | 2.60m (8'6") x 2.40m (7'10") |
| Bathroom | 2.00m (6'7") x 2.00m (6'7") |
| WC | 1.60m (5'3") x 1.00m (3'3") |
| Garage | 2.80m (9'2") x 2.80m (9'2") |

Gross internal floor area (m²): 114m² | EPC Rating: C

Extras (Included in the sale): The internal wall which is around the outside of the house has been plasterboard with Kingspan insulation also the cavity walls have been insulated.

All information has been provided by the current owner.





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Part
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