

# 11 Monemore

KILLIN, PERTSHIRE, FK21 8XD



*Delightful one bedroom bungalow set  
within a popular residential location*



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11 Monemore is a delightful bungalow situated within a sought after location. The property has been carefully maintained over the years and is presented in good order throughout. The property enjoys a central location within the town and therefore provides access to a range of local facilities within a short walk. The property itself has been maintained by the current owner and offers comfortable accommodation. It would make for a fantastic first-time purchase or holiday home. Benefits include heating and double glazing.

## THE LOUNGE



Internally the accommodation extends to an entrance hall, family bathroom with white suite, a bright lounge with feature fire with surround, a fitted kitchen with a selection of wall and base units and access leading out on to the rear gardens.



# THE KITCHEN







Also to this level, you will find the three-piece bathroom and the double bedroom with wardrobes. This completes the accommodation on offer.

## THE BATHROOM



# THE BEDROOM





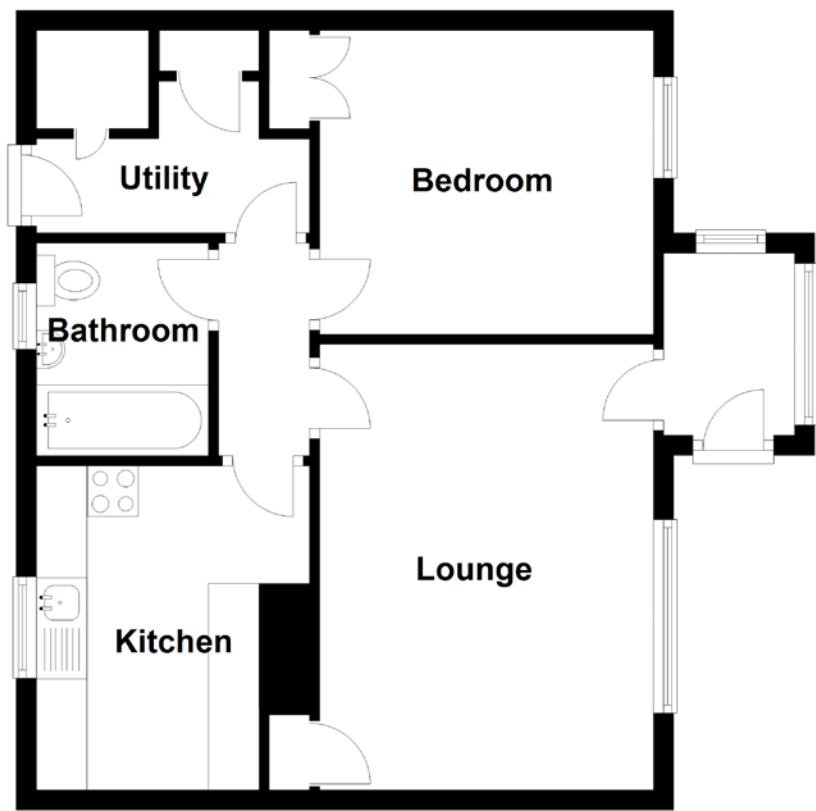
The outside space includes a low maintenance and well-matured front and rear gardens with parking.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



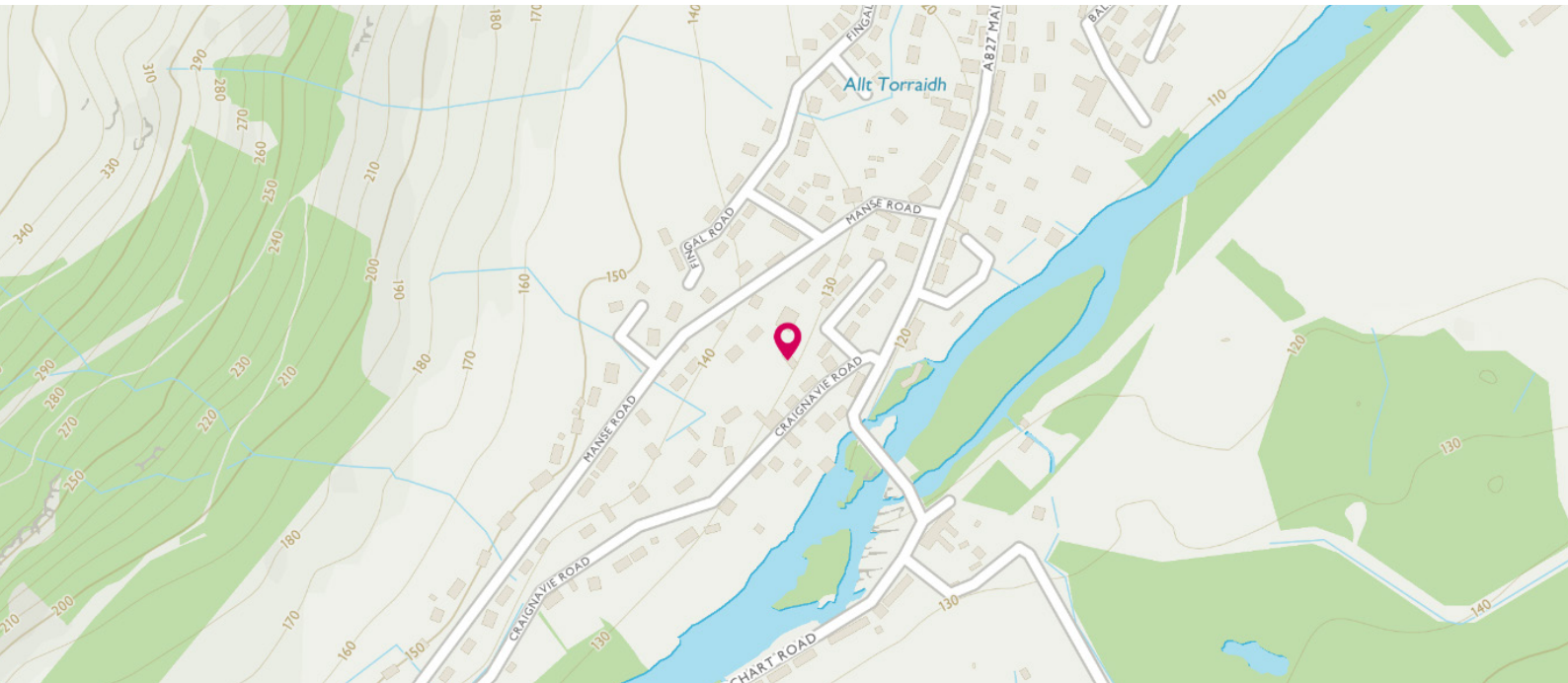
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.30m (10'10")
Kitchen	3.20m (10'6") x 2.60m (8'6")
Utility	2.70m (8'10") x 2.00m (6'7")
Bedroom	3.30m (10'10") x 3.00m (9'10")

Bathroom 2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
EPC Rating: E

Extras (Included in the sale): Floor coverings and light fittings.





# 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 the 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 to 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 Fortwilliam. 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.



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