

High View

MAIN STREET, KILLIN, FK21 8UT



Beautiful three-bedroom villa set on an elevated position with stunning views, located in the heart of the village



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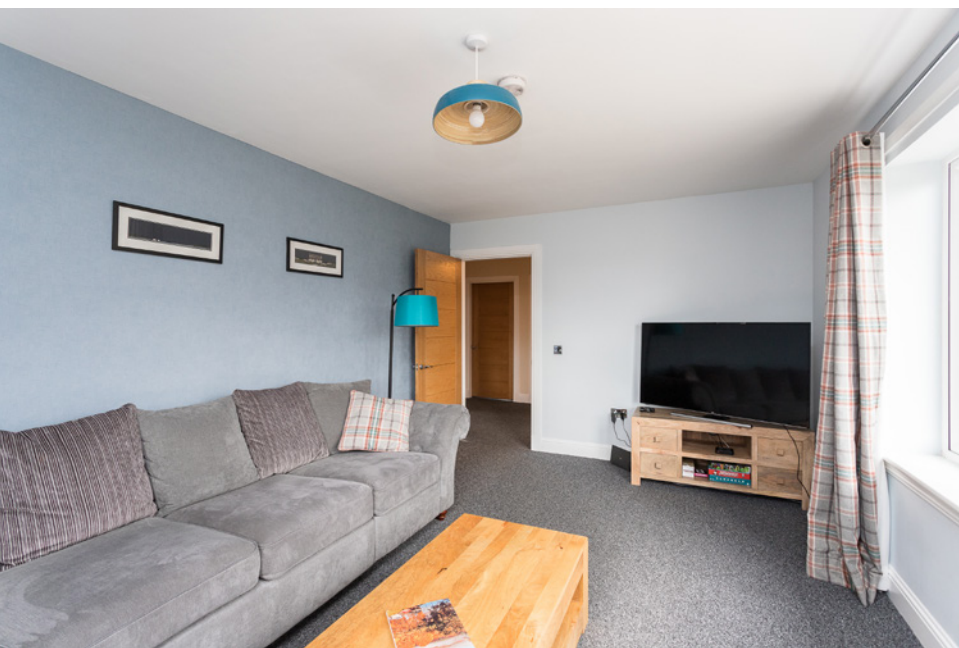


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High View is a wonderful three-bedroom house in a popular location; viewing is highly recommended to appreciate the property on offer. Internally the accommodation is in excellent decorative order and includes many lovely features. Enter the property via the bright reception hall with stairs leading to the upper level.

THE LOUNGE



The spacious lounge is beautifully decorated and is located at the front of the property, with a large window flooding the room with natural light and views across the glen.

THE KITCHEN



The beautiful modern kitchen is well-designed and includes fitted wall and floor units, all integrated appliances are included in the sale and there's space for a dining table with access to the rear gardens. The dining room is to the front and has space for a table and eight chairs for more formal dining. Also, to this level, you will find a large double bedroom and a three-piece family bathroom.

THE DINING ROOM



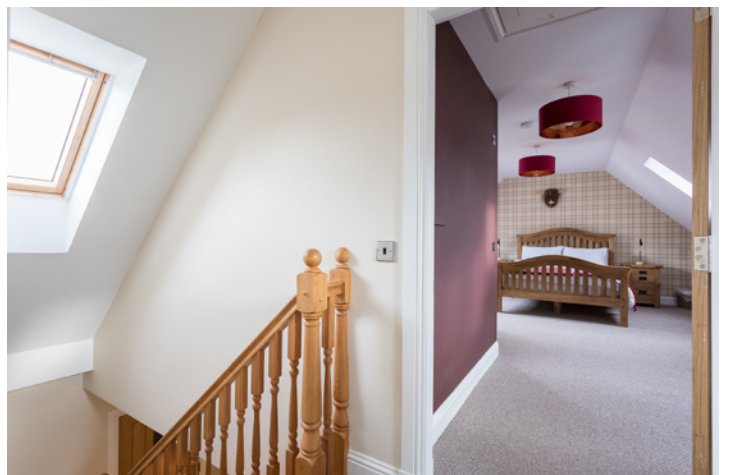
BEDROOM 3



THE BATHROOM



The first floor is reached by a solid wooden staircase which provides access to two large double bedrooms. The master bedroom offers a stylish en-suite shower room.



BEDROOM 1



The master bedroom offers a stylish en-suite shower room



BEDROOM 2

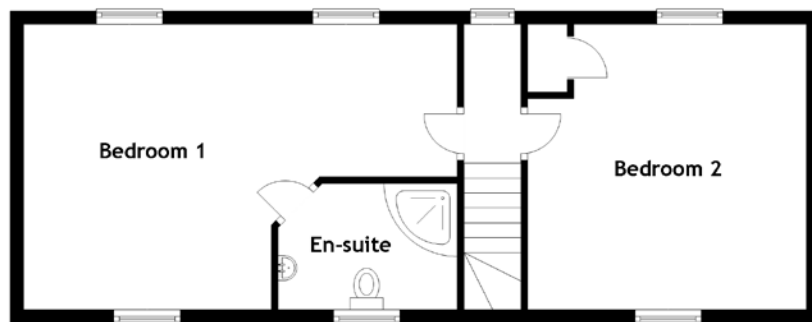
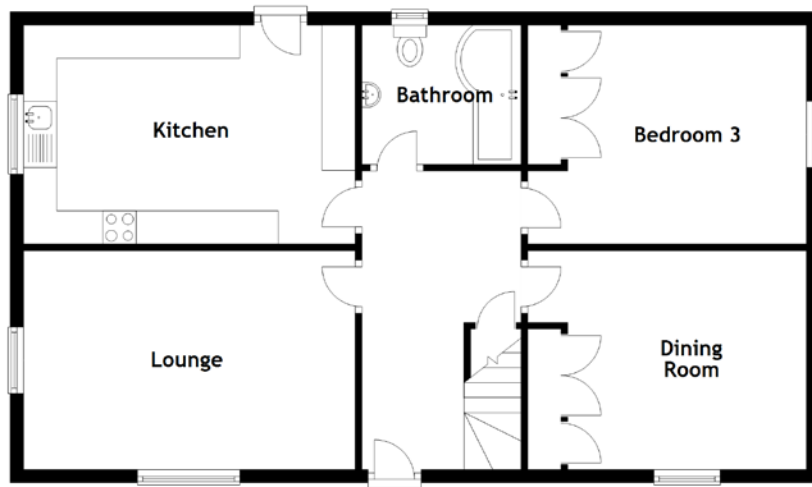


There are private garden grounds to the front, side and rear, including a large driveway. The attractive secluded garden includes a patio area that has ample space for outdoor family living.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



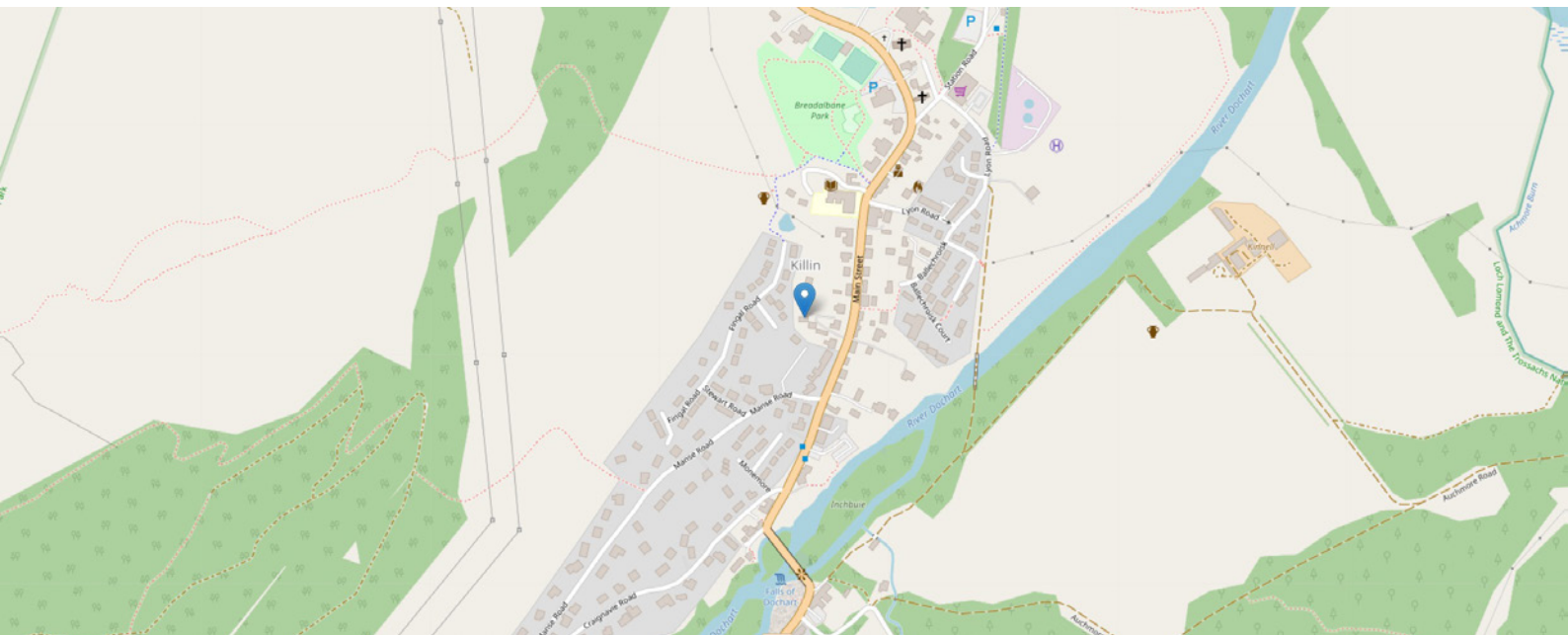
Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen	5.00m (16'5") x 3.30m (10'10")
Dining Room	4.20m (13'9") x 3.30m (10'10")
Bathroom	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	6.30m (20'8") x 4.30m (14'1")
En-suite	2.70m (8'10") x 1.90m (6'3")

Bedroom 2	4.30m (14'1") x 4.20m (13'9")
Bedroom 3	4.20m (13'9") x 3.30m (10'10")

Gross internal floor area (m²): 135m²
EPC Rating: C

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



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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