



Craignavie Road, Near Killin
Asking price £250,000

 REID
ESTATES

The ideal house in the country, for a holiday home or indeed to live in permanently. This house has the most stunning panoramic views over Ben More, Ben Stobbinnean to the west, Killin and the Tarmachan range to the east and Glen Dhu to the south and Ben Lawers to the East. There is a view to enjoy from every angle. The property consists of Vestibule, Hall, Lounge, Study/Bedroom, Dining Kitchen, Master Bedroom, Bedroom 2 and a Family Bathroom. This house must be viewed to appreciate the views and the wildlife.



Front Vestibule 1.2 x 1.9 (3'11" x 6'3")

Entered by a double glazed and UPVC door, there is also a glazed side panel. The ceiling is fitted with a central pendant light. The floor is laid with carpet. Opaque glazed door to enter into the hall.

Hall 8.11 x 1.3 (26'7" x 4'3")

L shaped hallway with doors leading to Lounge, Dining Kitchen, Study/Bedroom 3, Master Bedroom, Bedroom 2 and Family Bathroom. There is a cupboard which houses the electric fuse box and meter. The floor is laid with American Pine Wood with insulation underneath. The ceiling is fitted with down lights and a smoke alarm. There is access to the attic with a loft ladder attached.

Lounge 5.6 x 5.6 (18'4" x 18'4")

Large bright room, with dual aspect windows, with the most amazing views over Ben More, Ben Stobbeinan and South Glen Dhu. There is a Harmony 23 multi fuel stove inset in the fireplace which has a solid oak mantelpiece and a slate hearth. The ceiling has a cornice fitted. The floor is laid with American Pine wood with insulation underneath.. An eight pane glazed door leads to the hall and another doorway leads to the dining kitchen.

Dining Kitchen 8.6 x 4.0 (28'3" x 13'1")

Large dining kitchen which has a range of free- standing kitchen units with drawers, which have oak and stainless steel worktops. There is also a large double wall cupboard with opaque glazed doors. Also there are two double doors and a single door floor to ceiling cupboards one of which houses the hot water tank, the other has plumbing for an automatic washing machine and space for a tumble dryer. The other double door cupboard is for storage.

Integrated appliances include an Aga which has two hot plates and three ovens. The Aga is fuelled by gas and provides heating for the house. Integrated stainless steel large sink with mixer tap and shower spray. Integrated dishwasher. The north wall is insulated and panelled with oak. The ceiling is fitted with a pot and utensil hanger which has a quadruple static electricity operated light. The floor is laid with American Pine wood which has insulation underneath. There are two

stainless steel quadruple spotlights on the ceiling, as well as a mains connected smoke detector.. Two large windows, which look out over the rear garden and the hills beyond.

Master Bedroom 3.9 x 4.9 (12'10" x 16'1")

This room has a large south facing window which has stunning views over south Glen Dhu and the hills beyond. The room is fitted with a large fitted wardrobe which has a hanging rail and shelves. The floor is laid with American Pine wood which has insulation underneath. The ceiling is fitted with a pendant light.

Bedroom 2 3.8 x 3.0 (12'6" x 9'10")

This double bedroom is north facing but still has lovely views over the hills. There is ample space for free standing furniture. The ceiling is fitted with a pendant light. The floor is laid with American Pine wood which has insulation underneath.

Study/Bedroom 3 2.8 x 3.9 (9'2" x 12'10")

This study is south facing and has a window with stunning views over the Glen and hills beyond. There is an eight panel glazed door to the hallway. The ceiling is fitted with a triple spotlight. This room could also be used as a bedroom. The floor is laid with American Pine wood which has insulation underneath.

Family Bathroom 2.6 x 3.0 (8'6" x 9'10")

Four piece suite comprising of a Jacuzzi corner bath with adjustable jets and shower. Jacuzzi wall hung wash hand basin with a mixer tap. There is a triple mirrored door cabinet above the wash hand basin which has down-lights. Jacuzzi shower and steam cabinet with adjustable jets with shower top and rose and an aromatherapy oil compartment. The ceiling is fitted with down lights. The floor is laid with tiles and there is under floor heating in this room.

Sun Room 3.3 x 3.0 (10'10" x 9'10")

This is a lean to sun room with double glazed windows and a blown PVC roof. The floor is laid with pine decking. There is a door to the kitchen and a covered walkway and covered BBQ outdoor area.

Covered Walkway 9.7 x 3.3 (31'10" x 10'10")

This is a covered area with a walkway with access to the sun room, garden, garage and storage shed. The floor is laid with

decking.

Garage 3.0 x 7.7 (9'10" x 25'3")

A single insulated garage which could easily be converted into another room. The floor is laid with American Pine wood. One wall has double glazed windows and a French door which leads out to the garden. There are also two storage cupboards.

Covered BBQ Deck 4.0 x 5.0 (13'1" x 16'5")

This is a covered area for barbecuing with a gate to access the tool shed and storage area. The tool shed has an American Pine wood floor and the BBQ area is laid with decking on the floor.

Summer House 5.0 x 4.0 (16'5" x 13'1")

Large wooden summer house which faces south. It has windows and a French door leading out on to the garden. Internally there is an Edwardian Pine fireplace with a Scandinavian pot -bellied multi fuel stove. The floor is laid with American Pine wood flooring. There is also power and light in this room. There is an attached lean to shed for storage of the lawn mower and garden tools.

Rear Garden

This garden is fully enclosed with fencing around. There is a lawn area with an apple tree and shrub borders around.

Front Garden

The front garden faces south and has tremendous views over the Glen and the hills beyond. The house is entered through a wrought iron gated driveway which is made from concrete and pad stone. The driveway has parking bays for four cars. There are lawn areas with dwarf rhododendron bushes, a Red Maple tree, Rhubarb patch, Blackberry and Raspberry bushes and an entertaining and BBQ area. There are also many shrub borders and daffodils. All enclosed by a dry stone dyke and fencing. The garden also has tremendous views from all sides.

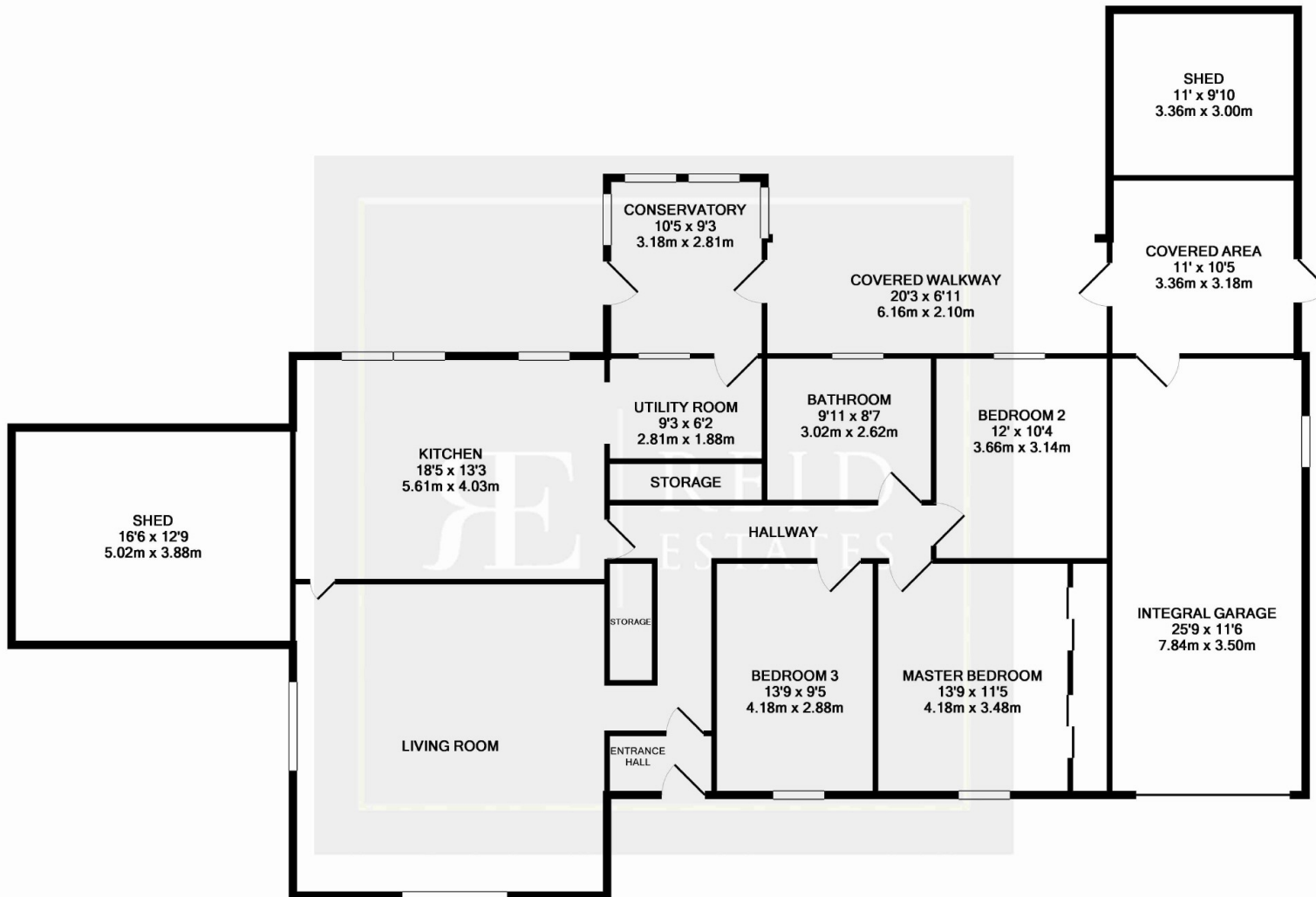
Fixtures & Fittings

All integrated appliances, fixtures and fittings included in the purchase price.

The fridge/freezer, automatic washing machine, tumble dryer, pot- bellied multi fuel stove in the summer house, and all the furniture available by separate negotiation.

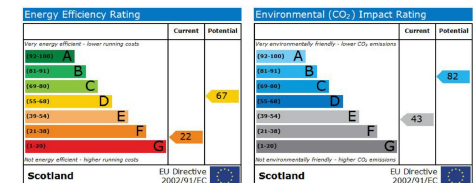






TOTAL APPROX. FLOOR AREA 2303 SQ. FT. (214.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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