

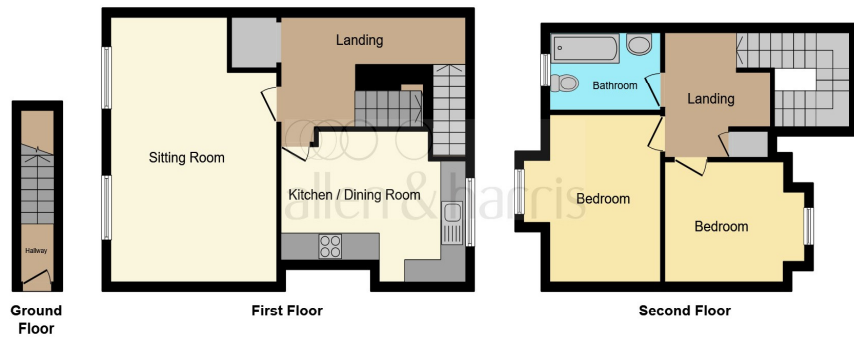


Baillie Nicol Jarvie Court, Aberfoyle, FK8 3SZ

welcome to

Baillie Nicol Jarvie Court, Aberfoyle

**** BUY-TO-LET INVESTMENT - TENANT IN SITU **** an impressive & well-proportioned two bedroom upper maisonette flat, which is ideally situated in this desirable village locale.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This well-presented upper maisonette flat is an ideal Buy-To-Let investment opportunity, due to being sold with a long-standing tenant in situ.

Internally the accommodation is set over 2 levels; initially consisting of an entrance hallway, with stairs leading to the upper floors. Immediately drawing you in is the well-proportioned Sitting Room; this is the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day. Conveniently situated off the hallway is the stylish Kitchen/Dining Room - the contemporary design of the Kitchen makes this one to enjoy, tastefully tailored with an array of wall & base units & fitted worktops; the Kitchen provides space, convenience & storage in abundance.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation, with the 2 well-proportioned Bedrooms on offer & concluding the accommodation is a Family Bathroom, tastefully comprising of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout & externally there is a large private car park with ample residents & visitors parking provision.

The ever popular village of Aberfoyle, with its Main Street just a short distance away, providing a good selection of local amenities & the well-regarded primary school is also within convenient proximity. Loch Lomond & Trossachs National Park is a spectacular location in which to enjoy a wide range of nature trails, golf, sailing, mountain biking, hill walking & fishing. It is arguably one of Scotland's most picturesque residential & holiday locations yet Glasgow, Edinburgh & Stirling are within commutable travelling distance.

First Floor

Sitting Room

19' 3" max x 13' 3" max (5.87m max x 4.04m max)

Kitchen

14' 5" max x 9' 5" max (4.39m max x 2.87m max)

Upper Floor

Bedroom

12' 2" max x 10' 8" max (3.71m max x 3.25m max)

Bedroom

11' 3" max x 8' 7" max (3.43m max x 2.62m max)

Family Bathroom



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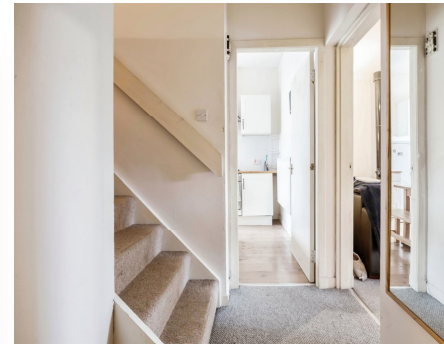
Baillie Nicol Jarvie Court, Aberfoyle

- **** BUY-TO-LET INVESTMENT - TENANT IN SITU ****
- Upper maisonette flat
- 2 Bedrooms
- Spacious Sitting Room
- Stylish Kitchen/Dining Room

Tenure: Freehold EPC Rating: F

offers over

£92,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110161 - 0002

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