



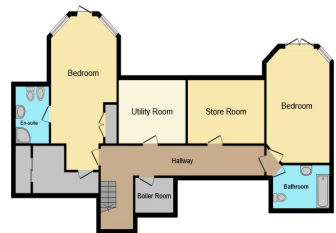
**Arran Lodge, Leny Road, Callander, FK17 8AJ**



welcome to

## Arran Lodge, Leny Road, Callander

**\*\* FIXED PRICE OF £520,000 \*\* £45,000 BELOW HOME REPORT VALUE \*\*** A wonderful opportunity to purchase this truly stunning detached family home, set within substantial grounds with spectacular countryside, river & mountain views. Presented in walk-in condition, this impressive home, in its highly desirable location, offers flexible living accommodation to a variety of buyers & viewing is highly recommended to fully appreciate all that is on offer.



Lower Ground Floor



Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**\*\* FIXED PRICE OF £520,000 \*\* £45,000 BELOW HOME REPORT VALUE \*\*** This exquisite & spacious detached house, which dates back circa 1900, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally this immaculately presented property offers well-proportioned and well laid out accommodation, initially comprising of an entrance vestibule, leading through into the main Hallway.

Immediately drawing you in, is the well-proportioned Sitting Room; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. The elevated outlook over the garden grounds are a true delight & in the warmer seasons, roll open the doors & step onto the outside seating area - this makes the ideal space for alfresco dining or to purely to enjoy the attractive rear garden. Conveniently situated off the Sitting Room, is the opulent Dining Room which, with an array of period character features, is the perfect space for entertaining or family gatherings. There is a well-proportioned Kitchen/ Breakfast Room & the stylish design, makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob & dishwasher, the Kitchen provides space, convenience & storage in abundance. The Family Room, ideally located off the Kitchen / Breakfast Room offers a variety of uses depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. There are 3 Bedrooms on this level, all of which are doubles in size with the Principal Bedroom also having access to a stylish en-suite Bathroom, which comprises of a bath with over shower, WC & wash hand basin. Additionally, there is Shower room which can be dually accessed via one of the Bedrooms, as well as the main Hallway & concluding the accommodation on this level is a 4 piece Family Bathroom consisting of a bath, separate shower cubicle, WC & wash hand basin.

Descend the staircase to the lower landing to gain access to the remaining accommodation on offer. There are a further 2 Bedrooms on this level, both of which are doubles in size & both also having access out to the rear garden; one of the Bedrooms has an en suite Shower Room, whilst the other an en suite Bathroom. There is a handy & practical Utility Room, plus a large Store Room, which again has versatile usage.

The home is presented to an excellent standard throughout, with bright fresh décor. The property skilfully encapsulates the versatility that current modern lifestyles require, while retaining the traditional feel of relaxed, country living. There is a good range of inbuilt storage space to be found throughout the home & viewing of this property is highly recommended to truly appreciate all that this spectacular home has to offer.

Arran Lodge, is nestled within a notably envious position & sits on substantial grounds of approx. 0.4 acres(stc) ; the garden, which is fully enclosed with gated access down to the river, really is a further stand-out feature of this lovely home & the situation of the property is exquisite, with an expansive lawn, which provides a delightful space in which to relax & unwind. There is an array of mature plants & shrubs, plus a multitude of seating areas which ensures that throughout the course of the day there is always a beautiful space in which to appreciate the breath-taking views. To the front of the property is a driveway & a double garage that has been converted into a games room; there is also a large Summer House & Hot Tub which are being included in the sale. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space in which to enjoy the stunning outlook of the hills & countryside, will be wholly impressed with what is on offer.

The town of Callander is renowned for its lovely setting amidst the Trossachs, now part of the National Park & providing good local shopping, plus excellent schooling facilities, as well as being on the doorstep of some glorious countryside, which provides all forms of amenities for outdoor enthusiasts. Callander is well located for access to Central Scotland, Stirling being approx. 14 miles away & Glasgow about 37 miles.

## Ground Floor

### Vestibule

### Entrance Hallway

### Sitting Room

23' 11" max x 17' 11" max ( 7.29m max x 5.46m max )

### Dining Room

22' 4" max x 15' 11" ( 6.81m max x 4.85m )

### Kitchen / Breakfast Room

14' 2" x 14' ( 4.32m x 4.27m )

### Family Room

13' 7" x 10' 1" ( 4.14m x 3.07m )

### Bedroom

17' 7" x 10' 6" ( 5.36m x 3.20m )

### En Suite Bathroom

### Bedroom

12' 1" max x 9' 11" max ( 3.68m max x 3.02m max )

### Shower Room

### Bedroom

13' 10" x 10' 4" ( 4.22m x 3.15m )

### Family Bathroom

## Lower Floor

### Bedroom

24' 10" max x 11' 3" max ( 7.57m max x 3.43m max )

### En Suite Shower Room

### Bedroom

16' 2" max x 10' 9" max ( 4.93m max x 3.28m max )

### En Suite Bathroom

### Utility Room

11' 5" x 9' 9" ( 3.48m x 2.97m )

### Store Room

12' 9" x 9' 4" ( 3.89m x 2.84m )



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## Arran Lodge, Leny Road, Callander

- **\*\* FIXED PRICE OF £520,000 \*\* £45,000 BELOW HOME REPORT VALUE \*\*** Beautiful detached house
- Extensive grounds, with breath-taking views of the surrounding mountains/countryside & riverside
- Versatile & flexible living accommodation
- 5 Bedrooms & 5 Bathrooms
- Sitting Room, Dining Room & Family Room

Tenure: Freehold EPC Rating: E

fixed price

**£520,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STI106049 - 0003

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