

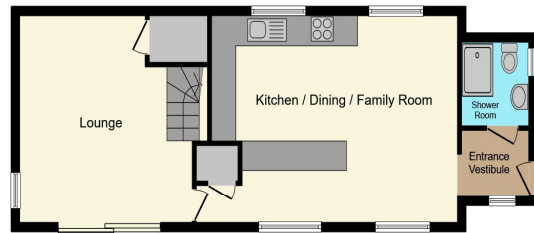


Fois House, Glenfinglas Road, Brig O'Turk, FK17 8HT

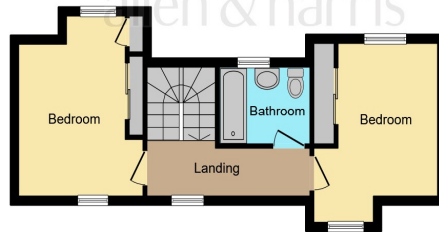
welcome to

Fois House, Glenfinglas Road, Brig O'Turk

An opportunity to purchase this exquisite 2 bedroom detached house, offering modern & contemporary living accommodation, whilst being set within the beautiful Trossachs countryside within the highly desirable Brig O Turk locale.



Ground Floor



First 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.



Fois House was designed & built by the current owner, offering modern & versatile living accommodation which very much in keeping with today's lifestyle requirements. The property was built with planning permission as a Holiday Let, so does not have a residential title & therefore not permitted for all year residence - the owner is ideally looking to sell as a complete package with The Shieling (which is also being marketed for Offers Over £217,500) but the owner may potentially consider selling the properties individually, as separate purchases.

The accommodation on offer for Fois House initially comprises of an entrance vestibule & immediately drawing you in is the expansive Open Plan Kitchen/Dining/Family Room; this stand-out feature is the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day. The modern, stylish Kitchen is one to enjoy; tastefully tailored with an array of base & wall units, fitted worktops & integrated appliances to include oven/hob, washing machine & dishwasher; the Kitchen provides space, convenience & storage in abundance. Alternatively you could gravitate towards the Lounge/Snug, which is the perfect space in which to relax/unwind, with a feature wood burning stove. Light flourishes in through the patio doors to the front aspect; roll open the patio doors & step out onto the raised decking area, this ideal for alfresco dining, outside entertaining or to purely enjoy the scenic surroundings. Completing the accommodation on the ground floor is a modern Shower Room which is tastefully fitted with a shower cubicle, WC & wash hand basin.

Ascend the stairs to the upper floor accommodation; the two Bedrooms are both doubles in size & both also benefit from in-built storage. Concluding the accommodation is a stylish Family Bathroom, comprising of a bath with over shower, WC & wash hand basin.

The property, is set in the heart of the Trossachs National Park on a minor no-through road, with a 5 bar wooden gate providing access to an expansive driveway. The garden wraps itself around the property, ensuring that throughout the course of the day, there is always a space in which to appreciate the surrounding views & woodland backdrop.

Brig O' Turk is ideally situated for those looking to enjoy all the pleasures of living in a small but active rural community, set in beautiful & varied countryside, which offers endless scope for outdoor activities. The town of Callander is approx. 6 miles away with a range of shopping/leisure facilities, whilst Stirling, Glasgow, Edinburgh & the central belt of Scotland are within commuting distance. Dunblane rail station is approx. 19 miles away. Schools in the area include Callander primary & McLaren High school in Callander.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across Scotland. Your conveyancer will take the necessary steps and advise you accordingly.

Ground Floor

Entrance Vestibule

Kitchen / Dining / Family Room

20' 5" x 15' 8" (6.22m x 4.78m)

Lounge / Snug

15' 8" max x 14' 5" max (4.78m max x 4.39m max)

Shower Room

Upper Floor

Bedroom

12' 2" max x 10' 6" inc wardrobe (3.71m max x 3.20m inc wardrobe)

Bedroom

12' 2" max x 10' 4" inc wardrobe (3.71m max x 3.15m inc wardrobe)

Family Bathroom



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welcome to

Fois House Glenfinglas Road, Brig O'Turk

- Modern detached house - ideally looking to be sold with The Shieling, which is being marketed separately for Offers Over £217,500.
- The property was built with planning permission as a Holiday Let, so does not have a residential title & therefore not permitted for all year residence
- Expansive Kitchen/Dining/Family Room
- Lounge/Snug
- Ground floor Shower Room & upstairs Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/STI110095](https://www.allenandharris.co.uk/Property/STI110095)



Property Ref:
STI110095 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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