



Railway Cottages, Crianlarich, FK20 8QR

welcome to

Railway Cottages, Crianlarich

A wonderful opportunity to purchase this charming 2 bedroom mid-terrace bungalow, benefitting from mountain views to the front aspect. Presented in walk-in condition, this delightful home, in its highly desirable location, offers flexible living accommodation & viewing is highly recommended to fully appreciate all that is on offer.



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.



This deceptively spacious property is sure to appeal to a wide demographic of potential purchasers, including those seeking one level living. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally this well-presented property offers well-proportioned & well laid out accommodation, initially comprising of a welcoming entrance hallway.

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. The feature fireplace, with wood burning stove, is a real focal point & a wealth of natural light flourishes in through the windows to the front aspect, as well as providing views of the mountains in the distance. The Sitting Room is partially open plan through to the Kitchen, making it the perfect space for entertaining or family gatherings; the stylish, contemporary design, makes this Kitchen one to enjoy; tastefully tailored with an array of base units & fitted worktops; the Kitchen provides space, convenience & storage in abundance.

Onto the Bedrooms; both of which are both well-proportioned & benefit from in-built storage, whilst concluding the accommodation on offer is a stylish Family Bathroom comprising of bath with over shower, WC & wash hand basin.

The home is well-presented throughout & offers the versatility that current modern lifestyles require. The property has been tastefully updated by the current owners since they originally purchased the home & viewing is highly recommended to truly appreciate all that this lovely home has to offer.

Externally to the rear of the property, there is a charming garden to enjoy, with a gravelled area, raised flower beds & a greenhouse included within the sale.

Crianlarich is set within the National Park & is surrounded by picturesque mountains & steep glens providing ever changing & breath taking west highland scenery, with some of the best views in west central Scotland. There is interesting walking country & for the more adventurous, challenging hill climbs, mountain biking and mountaineering. Crianlarich itself, has a range of village amenities including post office/shop, hotel & pub with local nursery & primary school, with secondary schooling provided at McLaren High in Callander.

Entrance Hallway

Sitting Room

15' 10" x 12' 9" (4.83m x 3.89m)

Kitchen

11' 8" x 14' (3.56m x 4.27m)

Bedroom

11' 7" exc storage x 11' 9" (3.53m exc storage x 3.58m)

Bedroom

12' 1" x 11' 8" exc storage (3.68m x 3.56m exc storage)

Family Bathroom



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Railway Cottages, Crianlarich

- Mid-terrace bungalow
- 2 bedrooms
- Well-proportioned Sitting Room, with feature wood burning stove
- Stylish Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£130,000



view this property online [allenandharris.co.uk/Property/STI110185](https://www.allenandharris.co.uk/Property/STI110185)

Please note the marker reflects the postcode not the actual property



Property Ref:
STI110185 - 0002

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