

**Galbraith**



**GRIANAN**

BALQUHIDDER, LOCHEARNHEAD, PERTHSHIRE



# GRIANAN, BALQUHIDDER, LOCHEARNHEAD, PERTSHIRE

Large detached home overlooking Loch Voil in a tranquil setting

Callender 13 miles ■ Stirling 29 miles ■ Glasgow 54 miles

- 2 reception rooms, 4 bedrooms
- Outstanding views over Loch Voil
- Boat house with direct loch access
- Well kept gardens
- Flexible accommodation throughout



**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket

## SITUATION

Grianan sits within a unique and highly scenic position in the Balquhiddier Glen, known by many as the 'Hidden Glen'. It enjoys a superb position looking over Loch Voil and is surrounded by outstanding countryside and views. The property is located within a small village and the popular town of Callander is within easy reach.

Balquhiddier has a strong and active community with associations and activities for all ages with the village hall providing the venue for a variety of social activities. In addition there is the Mhor 84 hotel at the beginning of the Balquhiddier Road and 4 miles further up the glen road is the award winning Monachyle Mhor hotel. Strathyre lies approximately 4 miles to the south and provides a village shop, Post Office, primary school and hotels. Callander is the closest town situated on the River Teith and often described as the gateway to the Highlands. Many shops and services are available including banks, petrol station, cafes, restaurants, doctor surgery and dentist together with the McLaren High School which also has a Leisure Centre. Callander is also home to its own 18 hole golf course.

Stirling, the closest city, is well placed for road, rail and bus connections to all the major cities in Scotland. The pivot of the motorway network is only 3 miles to the west of Stirling, giving quick access to Perth, Edinburgh and Glasgow. Both Edinburgh and Glasgow Airports are within a comfortable distance. Stirling has a wide range of amenities including major supermarkets, a good selection of independent and high street shops, sporting, recreational and cultural facilities.

Balquhiddier is located in the Loch Lomond & the Trossachs National Park. The Trossachs are renowned as one of Scotland's most rugged and inspiring areas and provides something for everyone, whether that is adventure, exploring, relaxing, nature or history. It offers some of the most stunning scenery with breathtaking mountains and glens and the vast tranquil beauty of Loch Lomond.

## DESCRIPTION

Grianan is a detached villa offered with over 1.6 acres of land, bordering the loch over its entirety. The land comprises a nature conservation area, consisting of rare tussocky fen areas and carr landscape. The main house is complemented with a substantial garage/boathouse, including a first floor storage room.

The house itself is accessed through a convenient porch and hallway, leading to an open plan living room and kitchen. The sliding doors in the living room give access to a large balcony overlooking the South facing garden, tussocky fen area and Loch Voil. On the ground floor, there are a further two double bedrooms, one of which has an en-suite shower room, a large family bathroom and a utility & boiler room. Upstairs are a large double bedroom and study. The property benefits from a home security system.

The gated grounds are entered through a driveway in front of the house, leading to the garage. The gardens to the west of the house reflect a sloping Himalayan garden.

## ACCOMMODATION

Ground Floor: Porch, Hall, Kitchen, Livingroom, Bedroom One, Ensuite, Bedroom Three, Bathroom, Utility.

First Floor: Bedroom 2, Study.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Electric	Band F	D68	1gb Fibre	YES

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## POST CODE

FK19 8PQ



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/remodels.mulls.slugs>

### SOLICITORS

Cullen Kilshaw - Waverley Chambers, Ladhope Vale, Galashiels, TD1 1BW

### LOCAL AUTHORITY

Stirling Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

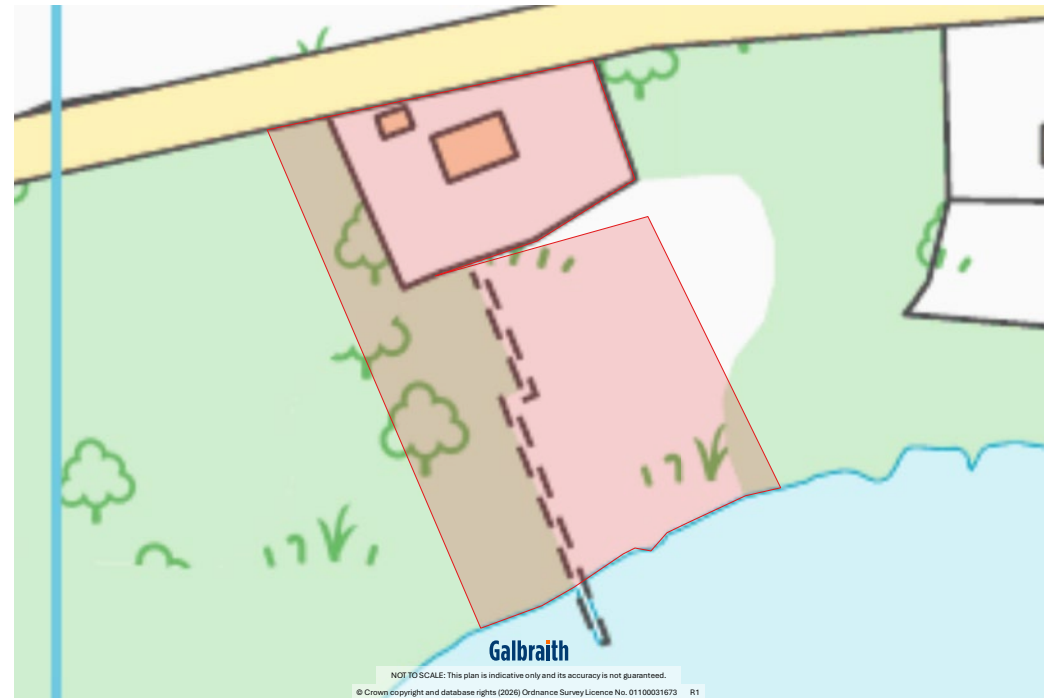
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

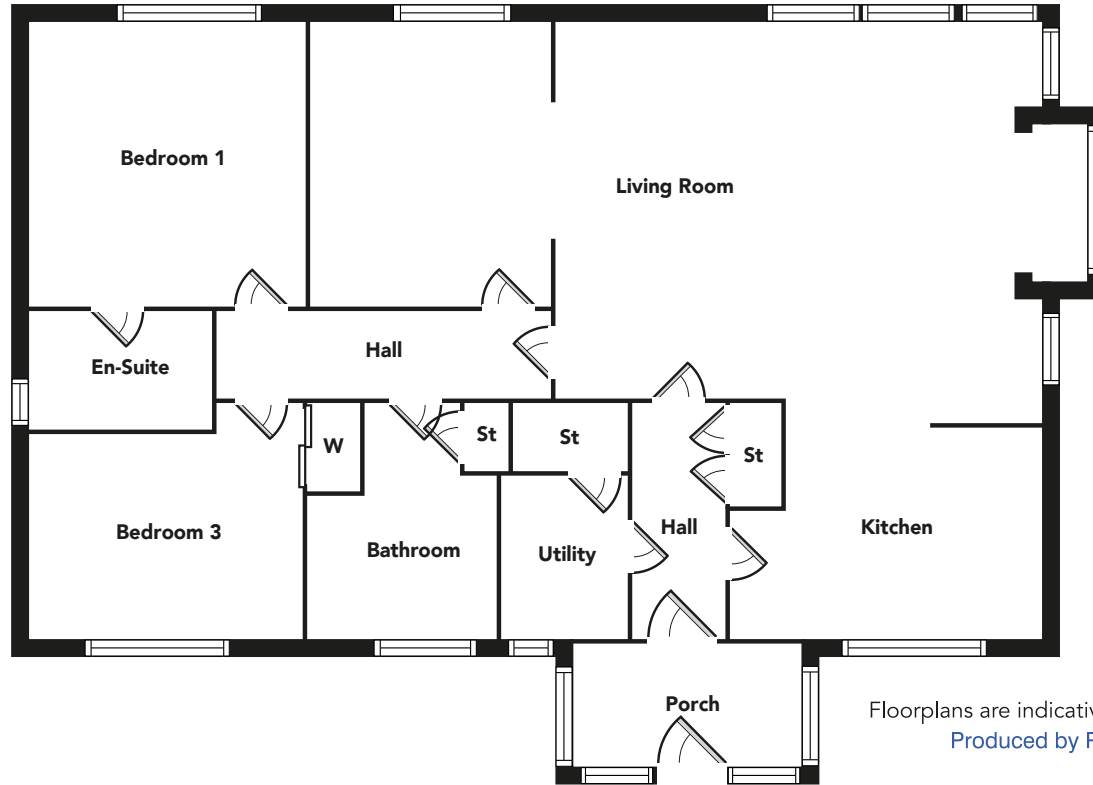
Failure to provide required identification may result in an offer not being considered.

### HEALTH & SAFETY

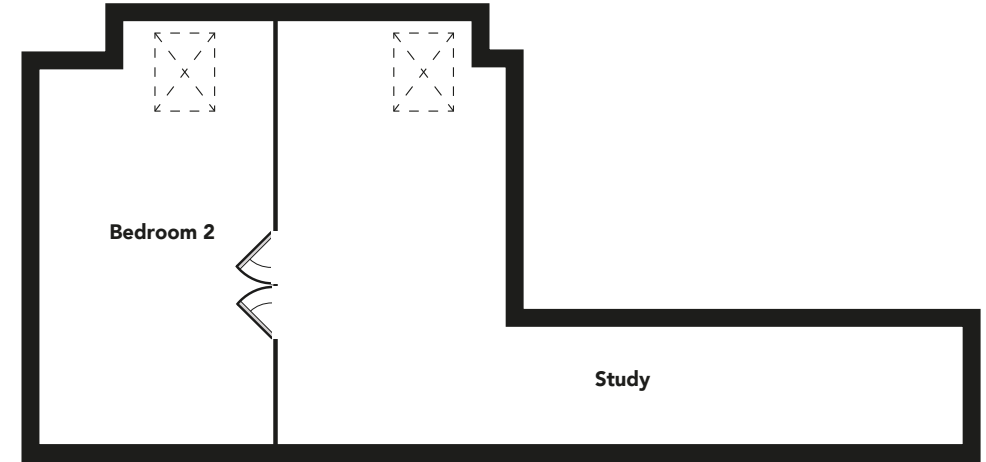
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



## GROUND FLOOR



## FIRST FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans 

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.



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