



Galbraith

LAKE VIEW

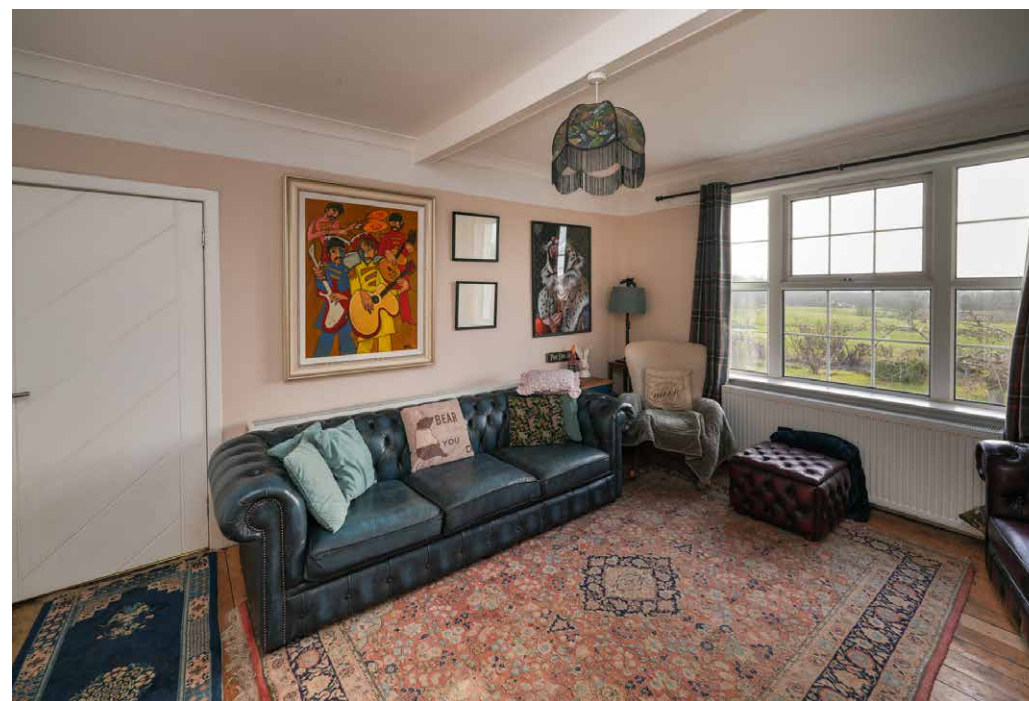
PORT OF MENTEITH, STIRLING, STIRLINGSHIRE

LAKE VIEW, PORT OF MENTEITH, STIRLING, STIRLINGSHIRE

Delightful semi-detached villa in a picturesque rural setting

Callander 7 miles ■ Stirling 15 miles ■ Glasgow 28 miles

- 2 reception rooms. 2 bedrooms
- Outstanding views over the Lake of Menteith
- Tastefully decorated throughout
- Large gardens and detached timber garage
- Within easy reach of local amenities
- Primary schooling within a short walking distance



Galbraith

Stirling
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stirling@galbraithgroup.com

 **OnTheMarket**



SITUATION

Lake View is located in the quaint village of Port of Menteith, just 4.3 miles to the east of the larger town of Aberfoyle, some 6 miles south of the town of Callander and 15 miles west of the City of Stirling. The village of Port of Menteith offers a local primary school, parish church, pub and fishery with the larger towns of Aberfoyle and Callander offering a wider range of amenities such as supermarkets, local shops and leisure facilities. The local secondary school of McLaren High is based in Callander, and the renowned University of Stirling offers further education. The City of Stirling provides an abundance of amenities including high street shops, a multi-screen cinema, a huge variety of restaurants and bars, sporting facilities and supermarkets.

DESCRIPTION

Lake View is an attractive semi-detached villa with views over the Lake of Menteith. Set within a close community the area is popular for those looking to be surrounded by the natural beauty of the Trossachs. The property has been thoughtfully decorated by the current owners offering a modern feel without disturbing its original charm. The downstairs accommodation is warm and inviting with an open fire and space for entertaining friends and family. The kitchen has ample wall and base units, farmhouse style sink, and picture window overlooking the garden. The bathroom with three piece white suite completes the downstairs accommodation. Upstairs there are two double bedrooms with good storage.

ACCOMMODATION

Ground Floor: Lounge, Dining Room, Kitchen, Bathroom, Utility, Hall

First Floor: Bedroom One, Bedroom Two, Landing





GARDEN (AND GROUNDS)

The property benefits from a large area of garden ground which surround the east of the house, and a private tarmac driveway leads you from the main road and offers space to park multiple vehicles. The front garden is mostly laid to lawn with a few shrubs and a path leading to the front door. The garden to the back of the property is very well sized and is currently laid to lawn with a small gravel patio area. There is also a useful detached timber garage providing further storage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Air Source	Band G	Band C73	FTTC	YES

POST CODE

FK8 3RA

WHAT3WORDS

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

LOCAL AUTHORITY

Stirling Council
1-3 Port Street
Stirling
FK8 2EJ

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

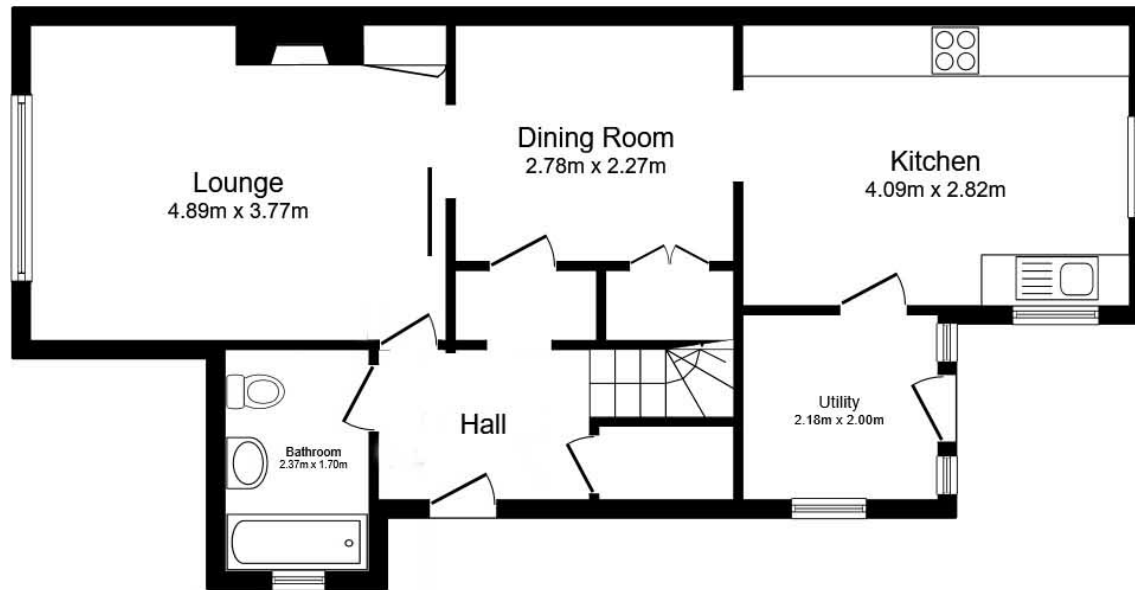
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

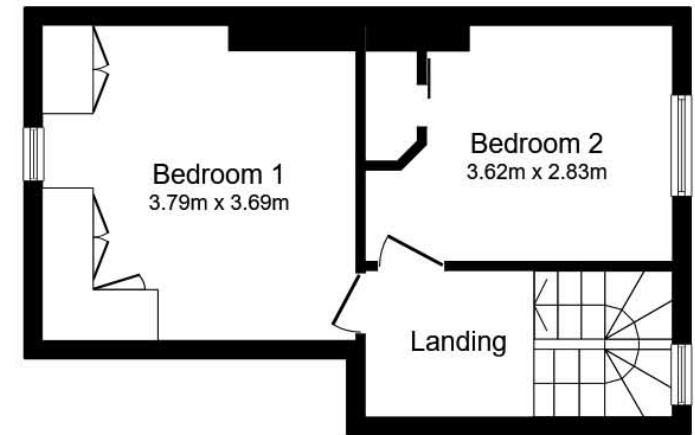
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.







Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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. 8. Photographs taken in January 2026.



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