

STRONVAR GARDEN COTTAGE
BALQUHIDDER, LOCHEARNHEAD





STRONVAR GARDEN COTTAGE BALQUHIDDER, LOCHEARNHEAD

Charming detached dwellinghouse within the Loch Lomond & The Trossachs National Park.

Callander 11.5 miles ■ Stirling 28 miles ■ Perth 49 miles

About 0.12 Ha (0.31 Acres) in total

- Delightful 4-bedroom detached property
- Detached garage with electricity
- Located in a rural yet accessible location close to local amenities
- Enjoying uninterrupted views over the surrounding countryside

For Sale as a Whole

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

Stronvar Garden Cottage lies in a highly scenic rural setting with views over the surrounding countryside, close to the historic village of Balquhidder within the Loch Lomond & The Trossachs National Park. This is an area of outstanding beauty and the glen is renowned for being the burial place of Rob Roy at Balquhidder Kirk. Nearby there are award winning restaurants Monachyle Mhor and Mhor 84.

Strathyre, some 5 miles to the south, has a post office with store, primary school and a number of hotels. Callander, which is only 11.5 miles away, has a wide range of day to day facilities including doctor's surgery, dental surgery, 2 supermarkets with primary and secondary schooling. Stirling is about 28 miles with national retailers, cinema and railway station with nearby Bridge of Allan providing a university and cinema.

This area of Scotland provides a wide range of recreational activities including hill-walking, climbing, cycling and water sports which can be found on Loch Earn, together with Loch Tay and Venacher. For those who enjoy field sports there is a good range of shooting and stalking locally, whilst fishing is available on the nearby River Earn, River Tay and River Teith. There is a good range of golf courses within reach of Stronvar Garden Cottage including 18-hole courses in Callander and Stirling, a 9-hole course in both St Fillans and Comrie, whilst the world renowned courses of Gleneagles and Loch Lomond lie slightly further afield.

DESCRIPTION

Stronvar Garden Cottage is a beautifully presented detached country home sitting in its own garden grounds. The property is in walk-in condition and situated in a rural yet accessible location. The property was built in 2015 with the accommodation set over two floors comprising:

Ground Floor: Entrance Hall, Lounge, Kitchen, Utility Room and Bedroom 1 with En-suite Shower Room

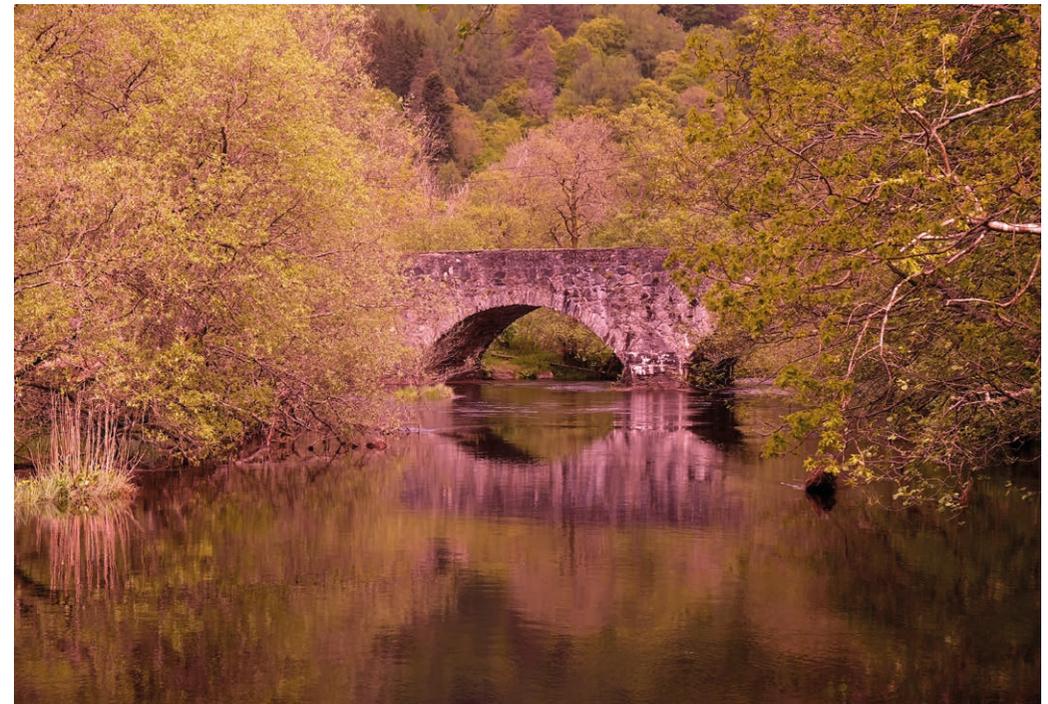
First Floor: Landing, Bedroom 2 with En-suite Shower Room, Bedroom 3, Bedroom 4 and Bathroom.

The layout is presented in more detail in the floorplans contained within these particulars.

The property benefits from a large detached garage with electricity.

Garden Ground

Stronvar Garden Cottage sits within its own enclosed garden ground with unspoiled views over the surrounding countryside.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	LPG & Log Burning Stove	Band G	D67

WHAT3WORDS

///cages.conveying.seated

POST CODE

FK19 8PB

SOLICITORS

Anderson Strathearn
George House,
50 George Square
Glasgow
G2 1EH
T: 0141 242 6060
F: 0141 221 4733
E: info@andersonstrathern.co.uk

LOCAL AUTHORITY

Stirling Council
Teith House
Kerse Road
Stirling
FK7 7QA
T: 01786 404040
W: www.stirling.gov.uk

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered



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.

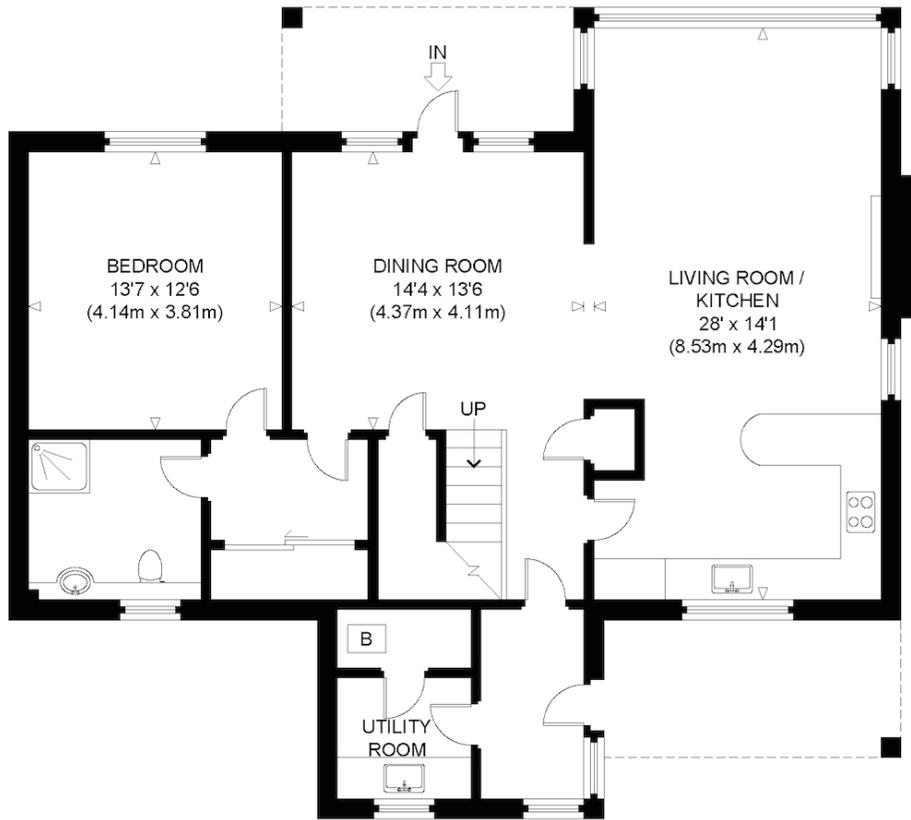
5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification.

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.

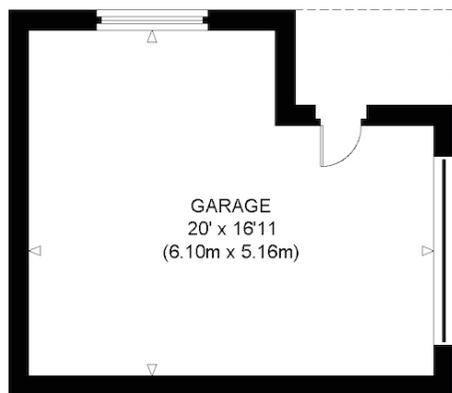
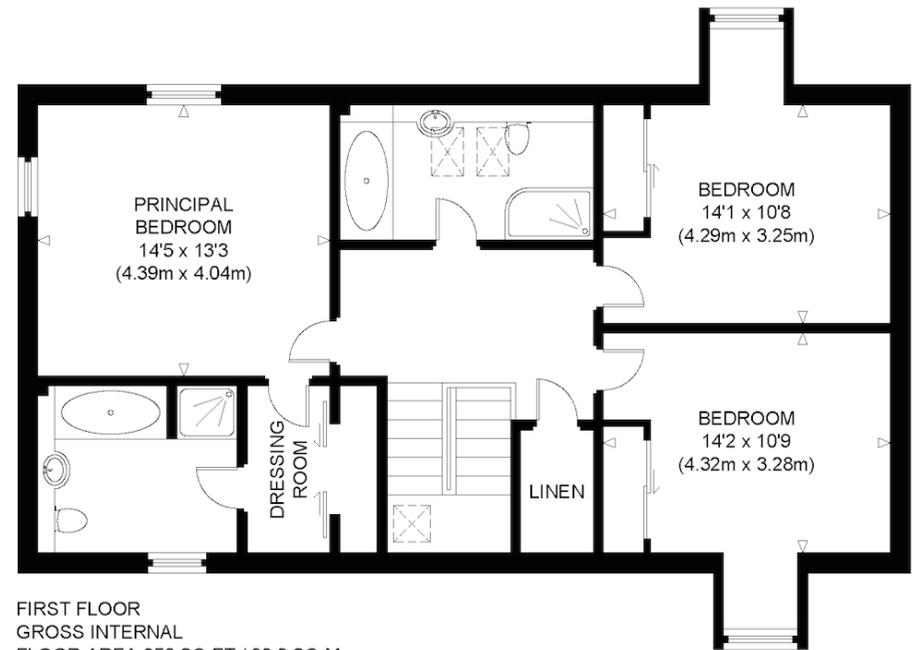
7 Photographs taken May 2022

8 Brochure prepared May 2022





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1127 SQ FT / 104.7 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 302 SQ FT / 28.1 SQ M



STRONVAR GARDEN COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2077 SQ FT / 193.0 SQ M
 EXTERNAL GARAGE AREA 302 SQ FT / 28.1 SQ M
 TOTAL COMBINED FLOOR AREA 2379 SQ FT / 221.1 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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Galbraith



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