

4 BOQUHAN COTTAGE
BOQUHAN, STIRLING, STIRLINGSHIRE





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Delightful semi-detached cottage within close proximity of Stirling

Kippen 1 mile ■ Stirling 8 miles ■ Glasgow 36 miles

- 3 bedroom semi - detached cottage in a picturesque rural position
- Private parking area and single garage
- Large private garden
- Excellent access to the A811
- Accessible to local villages and the City of Stirling
- Fully refurbished modern family accommodation throughout

Galbraith

Stirling
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SITUATION

4 Boquhan cottage is situated just to the south of the A811 providing great access to an excellent transport infrastructure to the city of Stirling and beyond. The M9/M80 motorway systems are accessible within a 15-minute drive respectively. The cottage is approximately 1 mile to the east of the popular village of Kippen, providing an abundance of local amenities including a primary school, village store and post office, two pubs and a farm shop just along the road.

The City of Stirling is about 8 miles to the east and has a wide range of facilities including several large supermarkets, a multi-screen cinema, large shopping centre and a modern sporting and recreational facility including a swimming pool, ice/curling rink, gym and climbing walls. The University of Stirling is a renowned international university offering over 170 undergraduate degrees and exceptional sporting facilities including an Olympic-sized swimming pool and a selection of 3G pitches for football, rugby and hockey.

The cottage is the ideal location for a commuter, with Stirling, Dunblane and Bridge of Allan train stations within a 20 minute drive and both Glasgow and Edinburgh being accessible within an hour's drive. The International airports at Edinburgh and Glasgow are within 40 minutes offering domestic and long-haul flights daily.

For the outdoor enthusiast there are some excellent golf clubs in the area including courses at Stirling, Callander and Dunblane. The cottage is near the Loch Lomond & Trossachs National Park which not only offers world famous scenery but a huge variety of opportunities including hill walking and water sports. The surrounding hills are tremendously popular with hill walkers and climbers, and the area also offers excellent opportunities for mountain biking, sailing, horse riding, shooting and fishing.





DESCRIPTION

The property is a semi-detached villa which sits with enviable views over the surrounding countryside in a rural and accessible location. It provides spacious accommodation on a single level and is of brick and rendered construction under a tiled roof with a separate single garage. Through the front door you are greeted with a spacious entrance vestibule, with storage for shoes and jackets, the lounge is directly on your right and is bright and welcoming with a large bay window. Just off the lounge is a dining area that also allows access to the kitchen and conservatory. The modern kitchen offers a great mix of wall and base units, integrated appliances and ample work surfaces. Through the kitchen leads you to the conservatory with doors leading out to the large garden area. The conservatory is fitted with a vertical radiator making it a comfortable space all year round. The cottage boasts three double bedrooms with neutral décor and plenty of space for free standing storage. The modern shower room has been excellently renovated with a stylish three piece white suite and well – sized walk in shower.

The single garage is situated to the right of the property and adjoins with the neighbouring garage. The property also benefits from a private parking space for a car.

ACCOMMODATION

Ground Floor: Vestibule, lounge, kitchen, conservatory, bathroom, 3 double bedrooms

GARDEN

The property has an area of garden ground which wraps round the house on three sides. It features an outdoor patio area and several flower beds. The garden is mostly laid to lawn and is enclosed by a secure wooden fence and tall hedges.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Private gas	Band E	Band E42	FTTC	YES

FLOOD RISK

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

ACCESS

The purchaser will be granted a right of access over the farm road which links the A811 to Boquhan Home Farm, a shared responsibility for maintenance will be on a user basis.

POST CODE

FK8 3HY

WHAT3WORDS

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

SOLICITORS

Shoosmiths – The Garment Factory, 10 Montrose Street, Glasgow, G1 1RE

LOCAL AUTHORITY

Stirling Council, 1-3 Port Street, Stirling, FK8 2EJ

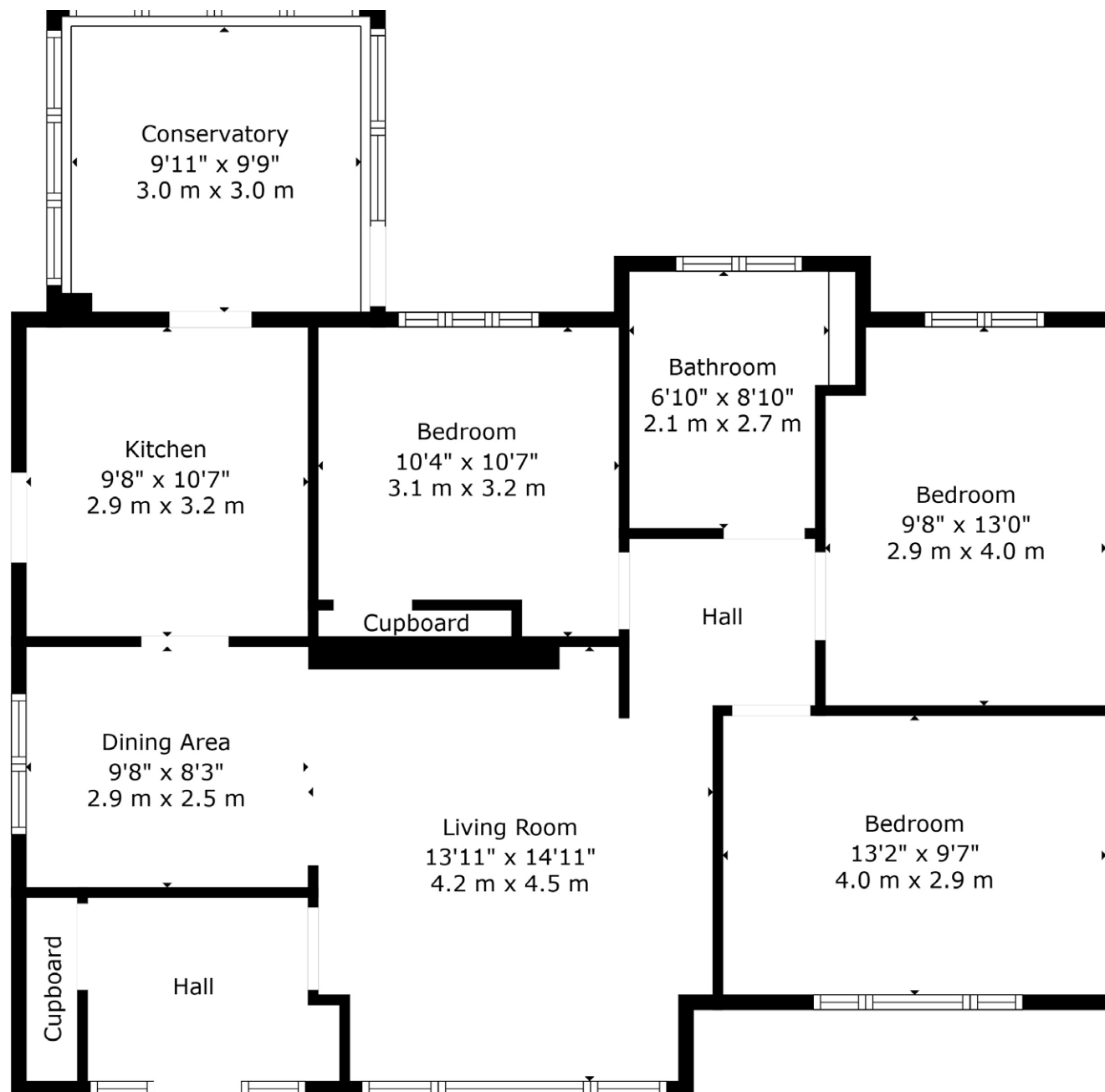
FIXTURES AND FITTINGS

Furniture available by separate negotiation.

VIEWINGS

Strictly by appointment with the Selling Agents.





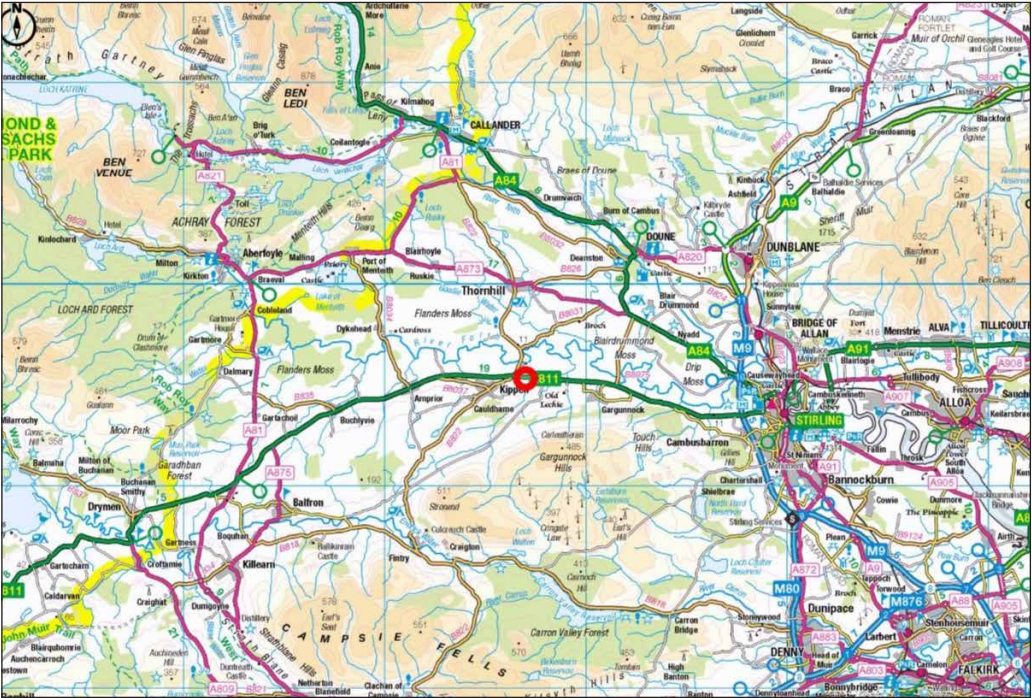
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 June 2026.





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