



11 Livingstone Avenue, Callander – FK17 8EP

Offers Over £285,000



Cathedral City Estates

11 Livingstone Avenue

Callander

Set within a well-established and popular residential neighbourhood, this welcoming detached bungalow offers comfortable single-level living with excellent potential for future owners to personalise and enhance. Rarely available in this area, the property combines a practical layout with a good plot size, making it an appealing option for a wide range of buyers.

The accommodation begins with a spacious entrance hallway, which provides a welcoming introduction and leads through to the main living spaces. To the front of the property, the well-proportioned lounge is bright and inviting, featuring a large picture window overlooking the front garden. This room offers ample space for both relaxing and entertaining, with a pleasant outlook that brings in plenty of natural light.

To the rear, the kitchen is a real highlight of the home. Generously sized and well arranged, it is in good condition and provides excellent worktop and cupboard space, along with room for dining. Two large built-in storage cupboards add valuable practicality, while patio doors open directly onto the rear garden, creating an easy connection between indoor and outdoor living. All appliances are included in the sale, along with a vacuum cleaner and garden tools, offering added convenience for incoming owners.

There are three bedrooms in total, each offering flexibility for family living, guests, or home working.

Livingstone Avenue is a highly regarded residential street in the heart of Callander, known for its quiet, neighbourly feel and easy access to the town's



The bathroom is fitted with an electric shower, and a separate WC adds everyday practicality.

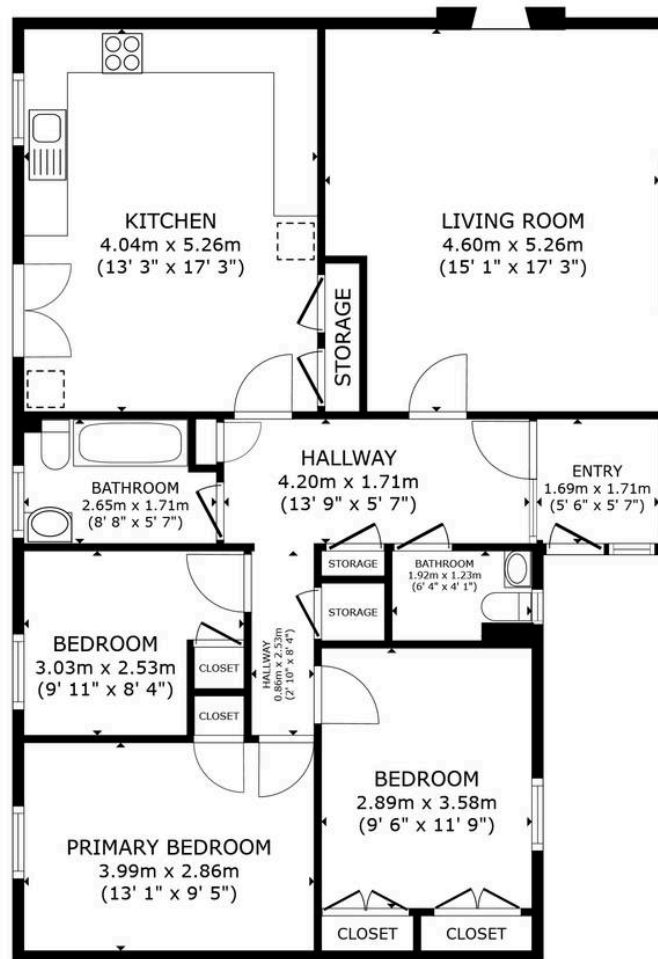
Externally, the private rear garden is designed for ease of maintenance, with a mix of lawn and patio areas providing space to sit out or enjoy light gardening. A driveway offers valuable off-street parking and leads to a detached garage, ideal for storage, hobbies, or workshop use.

While some updating would allow buyers to tailor the property to their own taste, the combination of location, layout, and rarely available bungalow accommodation makes this a standout opportunity in Callander.

Summary

- Detached bungalow in a well-established residential area
- Bright front-facing lounge with large picture window
- Spacious kitchen with dining area and patio doors to garden
- Three flexible bedrooms
- Bathroom with electric shower and separate WC
- Private, low-maintenance rear garden
- Driveway parking and detached garage
- Excellent potential to personalise





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 100.9 m² (1,086 sq.ft.)
 TOTAL : 100.9 m² (1,086 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

01786821012 • info@cathedralcityestates.co.uk • cathedralcityestates.co.uk/

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