

1 AUCHRAW TERRACE
LOCHEARNHEAD, FK19 8PS

IrvingGeddes
W.S. • Solicitors • Estate Agents





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Irving Geddes are delighted to offer for sale this well presented two bedroom semi-detached villa enjoying an elevated position overlooking Loch Earn, within the popular village of Lochearnhead. Set over two floors, comprising on the ground floor; HALL with study/storage area, LOUNGE with dining area & a lovely outlook to the front & fully fitted modern kitchen with door to rear. There is a BATHROOM on the upper floor, with two DOUBLE BEDROOMS (the master with a dual aspect), and both enjoying wonderful views to Loch Earn. The property is warmed by oil central heating & double glazed throughout.

The owners have secured planning permission for a two storey side extension, creating a larger public room & master bedroom with en-suite facilities. Planning documents are available on the Loch Lomond & Trossachs planning site:

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?keyVal=SUGHSGSIKPZ00&activeTab=summary>

The property benefits from a large corner plot with spacious paved patio and ample areas of lawn to the front, rear and side. Unrestricted on-street parking to the rear. A charming and rarely available home boasting a prime setting in one of Perthshire's most scenic and accessible areas.

Energy Performance Rated 'E' **Council Tax** Band 'B'

Video Tour <https://my.matterport.com/show/?m=rHfSw8L3cwu>

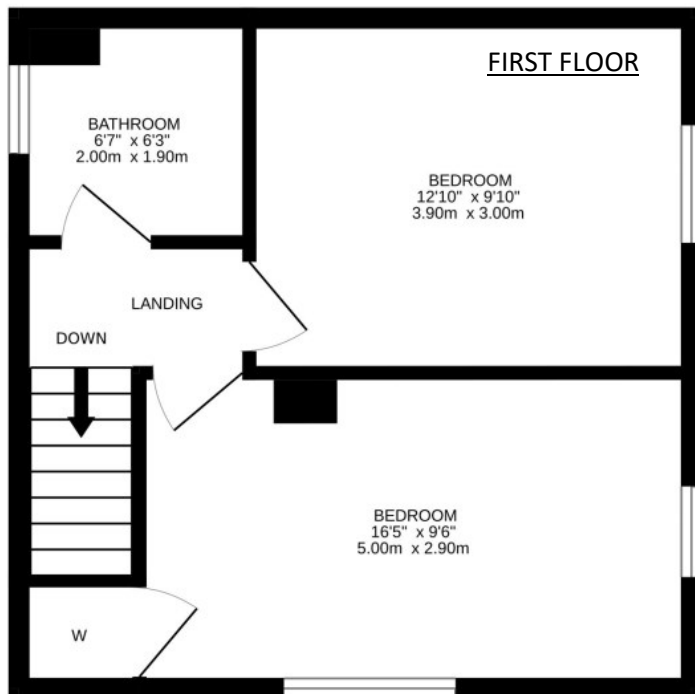
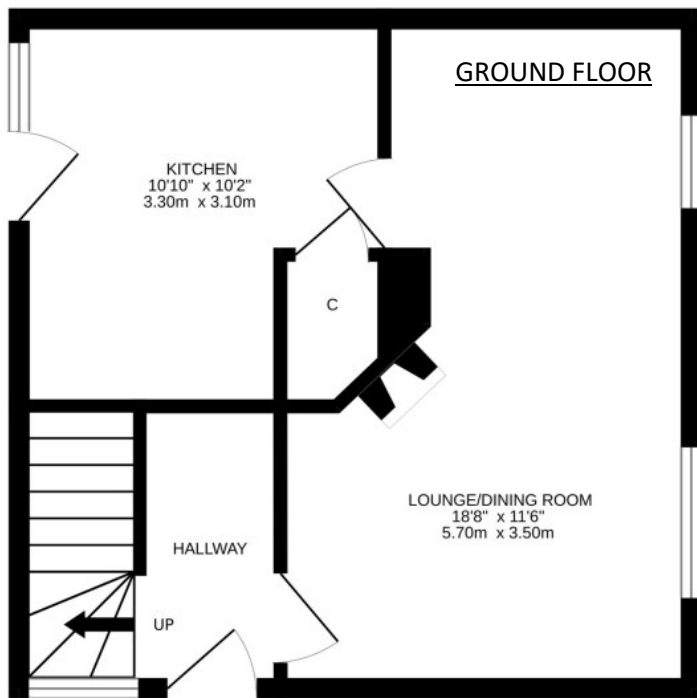
Viewing Strictly by appointment through Irving Geddes - 01764 670325.











These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



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