

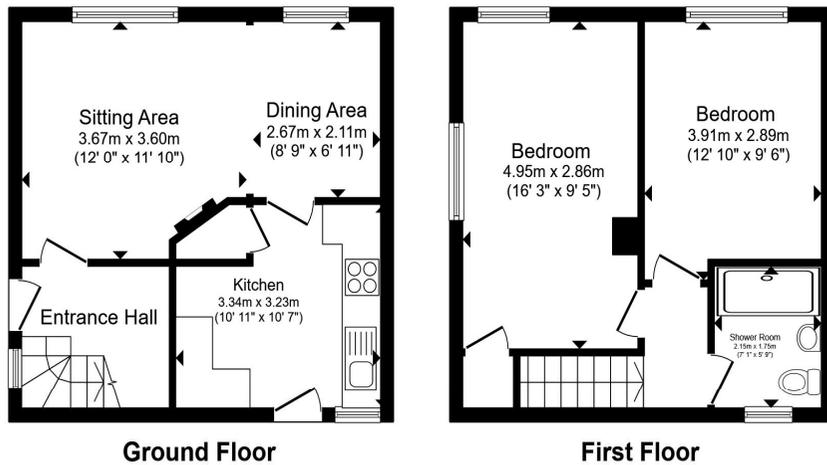


**Auchraw Terrace, Lochearnhead, FK19 8PS**

welcome to

## Auchraw Terrace, Lochearnhead

Introducing this charming 2-bedroom semi-detached house, which benefits from stunning vistas of Loch Earn & the surrounding area. The property is ideally situated in this highly desirable locale & viewing is recommended to fully appreciate all that this delightful home has to offer.



Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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This semi-detached house is sure to appeal to a wide demographic of potential purchasers & the accommodation initially comprises of an Entrance Hallway with stairs leading the upper level. Immediately drawing you in is the well-proportioned Sitting / Dining Room, with feature wood burning stove; this room is very much the sociable hub of the home & is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst light flourishes in through the windows to the rear aspect & also provides a wonderful outlook/views of Loch Earn in the distance. Conveniently located off the Sitting / Dining Room is the stylish Kitchen which is tastefully tailored with an array of wall & base units; the Kitchen provides space, convenience & ample storage as well as door access out to the front of the property.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. The two Bedrooms are both doubles in size & both are fortunate enough to enjoy elevated views over towards Loch Earn & beyond. Concluding the accommodation on the upper floor is a stylish Shower Room, which comprises of a shower cubicle, WC & wash hand basin.

There is a good range of in-built storage space to be found throughout the home & viewing of this property is highly recommended to truly appreciate all that this lovely home has to offer.

It must be said that the garden is a further stand-out feature of this home; with a generous rear lawn garden & a small seating area; which is ideal for alfresco dining during the summer months, whilst taking in the breathtaking surrounding views. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, with a delightful backdrop/vista, will be wholly impressed by what is on offer. There is also a driveway to the front of the property, providing ample off street parking convenience.

Lochearnhead is a small picturesque village situated at the west end of Loch Earn & is beautifully set within the Loch Lomond & Trossachs National Park. Primary & Secondary schools are Strathyre Primary School, McLaren High School, Callander & Morrison's Academy in Crieff. The larger town of Callander is situated approximately 14 miles away and offers more extensive facilities.



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## **Ground Floor**

### **Entrance Hallway**

### **Sitting Area**

12' x 11' 10" ( 3.66m x 3.61m )

### **Dining Area**

8' 9" x 6' 11" ( 2.67m x 2.11m )

### **Kitchen**

10' 11" x 10' 7" ( 3.33m x 3.23m )

## **Upper Floor**

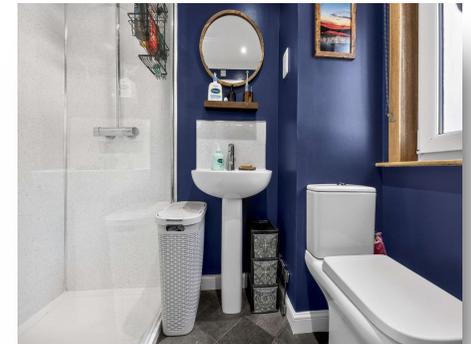
### **Bedroom**

16' 3" x 9' 5" ( 4.95m x 2.87m )

### **Bedroom**

12' 10" x 9' 6" ( 3.91m x 2.90m )

### **Shower Room**



welcome to

## Auchraw Terrace, Lochearnhead

- Semi-detached house
- Generous garden with breath-taking views of Loch Earn & surrounding area
- 2 double Bedrooms
- Stylish Kitchen
- Spacious Sitting / Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01786 445011**



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



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