



# 147, MAIN STREET

CALLANDER, FK17 8BH



Cathedral City Estates

OFFERS OVER: £190,000

A charming, well-maintained, two-bedroom terraced cottage located at the quieter end of Callander's Main Street, and close to schools, shops and restaurants. With generous living space, and in a great location, it is sure to appeal to lovers of the great outdoors looking for the community spirit of a popular town.



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## AT A GLANCE:

This delightful cottage is well located in Callander, a buzzing town within the Trossachs National Park. Built around 1870, the property was extensively renovated in 2010 including the replacement of the roof. It is within easy reach of all the town's amenities, with its own garden a short walk away, and cycling and walking trails on the doorstep. Accommodation comprises an open-plan kitchen-dining room with living space, lounge, two good-size bedrooms and bathroom and understairs cupboard. There is ample on-street parking, and a large public car park nearby. Currently operating as a successful holiday let, this lovely property will appeal to a wide range of purchasers.

## NEED TO KNOW:

- Two double bedrooms with built-in wardrobe space
- 70 square meters of living space
- Appealing, neutral décor with complementing flooring and carpeting
- Well maintained
- All kitchen appliances included in sale featuring oven, ceramic hob, washing machine, extractor fan, free-standing fridge-freezer and microwave
- Bathroom with white suite including bath with electric shower, hand-basin and WC
- All curtains and blinds included in the sale
- Close to all amenities
- Generous, gated garden with shed
- Free, on-street parking directly outside
- Within the Trossachs National Park
- McLaren High School catchment
- Approx room sizes: Lounge (4.7 x 2.8m), Kitchen (1.9 x 1.6m), Bedroom 1 (4.7 x 2.8m), Bedroom 2 (2.8 x 2.6m), Bathroom (1.7 x 1.5m)

## THE LOCATION:

Callander is a bustling and picturesque tourist town which lies within the Loch Lomond and Trossachs National Park with an excellent array of shops, cafes and restaurants, as well as churches, a leisure centre and well-regarded primary and secondary schools. There are many fine walks and trails on the doorstep, and easy access to a huge variety of pursuits and amenities for lovers of the great outdoors. Road networks allow convenient access to Central Scotland and beyond, with Stirling only 15 miles to the southeast and Edinburgh and Glasgow both within commuting distance.

## FINER DETAILS:

Council tax: Band D

EER: Band D

Gas central heating powered by modern condensing gas combi boiler

Fully integrated smoke and heat alarms installed to comply with Scottish legislation

Energy efficient LED lighting throughout

Superfast broadband: available in the area

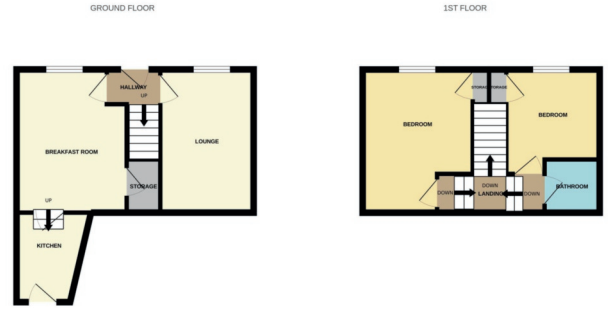
Sky TV: available in the area

School catchment: Callander Primary and McLaren High School

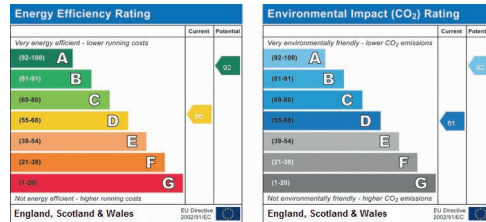
The date of entry is flexible and by mutual agreement.

Viewings are by appointment through Cathedral City Estates.

All room sizes are approximate.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any errors or omissions. The layout, fixtures and fittings shown have not been tested and no guarantee can be given as to their accuracy or efficiency over time.  
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We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

