

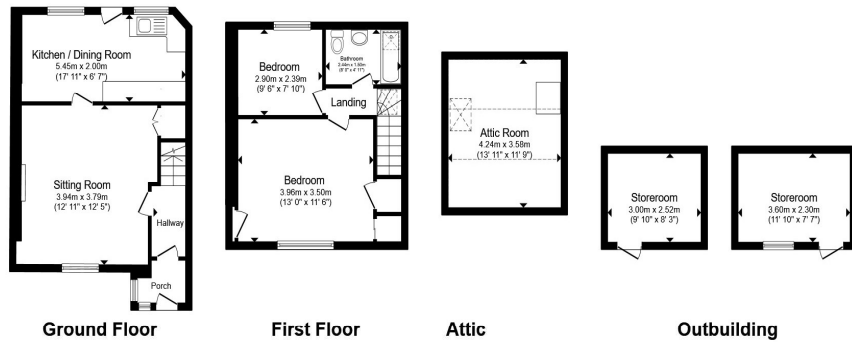


Lyon Cottages, Killin, FK21 8TG

welcome to

Lyon Cottages, Killin

Introducing this charming mid terrace cottage, which dates back circa 1905 & that has been sympathetically updated by the current owner. The property offers a comfortable living space for those seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive cottage has to offer.



Total floor area 104.8 m² (1,129 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

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Upon entering, you are greeted by a welcoming Hallway that sets the tone for the rest of the property. Immediately catching your attention is the well-proportioned Sitting Room which creates a central hub in which to relax or socialise & is the ideal retreat where friends & family will naturally gather at the start & end of the day - a window to the front aspect, allows light to flourish into the room & there is also the added feature of a wood burning stove. Conveniently located off the Sitting Room is the modern Kitchen/Dining Room; the design of the Kitchen makes it one to enjoy, tastefully tailored with an array of wall & base units plus fitted worktops; the Kitchen provides space, convenience & ample storage, whilst a door provides handy access out the rear of the property.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation & where you will find the 2 Bedrooms, with the Principal Bedroom benefiting from in-built storage. There is also a spacious loft area(with ladder access from the Landing) & should the relevant planning consent/approval be sought to convert this fully to an extra living space, this would in turn create a fantastic addition to this already charming home. Completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath, WC & wash hand basin.

The home is well-presented throughout & there is a good range of in-built storage space to be found throughout the property. Viewing of this charming cottage is highly recommended to truly appreciate all that this wonderful home has to offer.

Externally & to the front of the home, there is a low maintenance garden, whilst to the rear of the property there is a communal drying area plus a section of private garden grounds.

The village of Killin is an attractive & popular west Perthshire village which is set within the National Park & provides convenient local facilities. There is also nursery & primary schooling available within the village. The River Dochart runs into Loch Tay & all the associated fishing & boating activities are available in the area. The Cities of Glasgow (approx 60 miles), Stirling (approx 40 miles) & Perth (approx 45 miles) all offer major stores & shopping centres present.

Ground Floor

Entrance Hallway

Sitting Room

12' 11" max x 12' 5" max (3.94m max x 3.78m max)

Kitchen / Dining Room

17' 11" max x 6' 7" max (5.46m max x 2.01m max)

Upper Floor

Bedroom

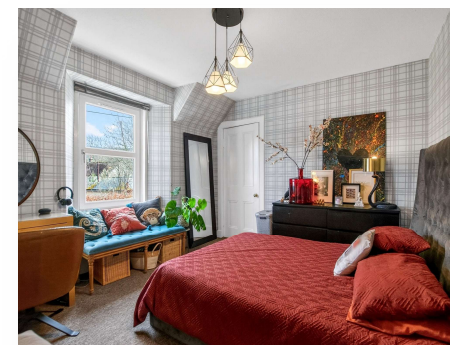
13' max x 11' 6" max (3.96m max x 3.51m max)

Bedroom

9' 6" max x 7' 10" max (2.90m max x 2.39m max)

Bathroom

Attic



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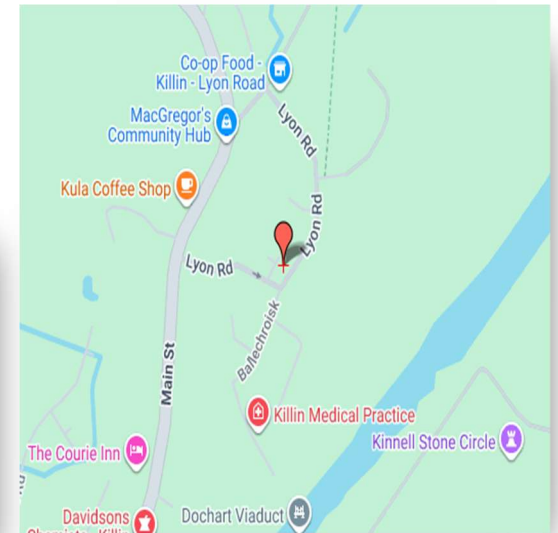
- Mid terrace cottage, dating back circa 1905
- Tastefully updated by the current owner
- Sitting Room with wood burning stove
- Stylish Kitchen/Dining Room
- 2 Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

STI110747 - 0002

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