

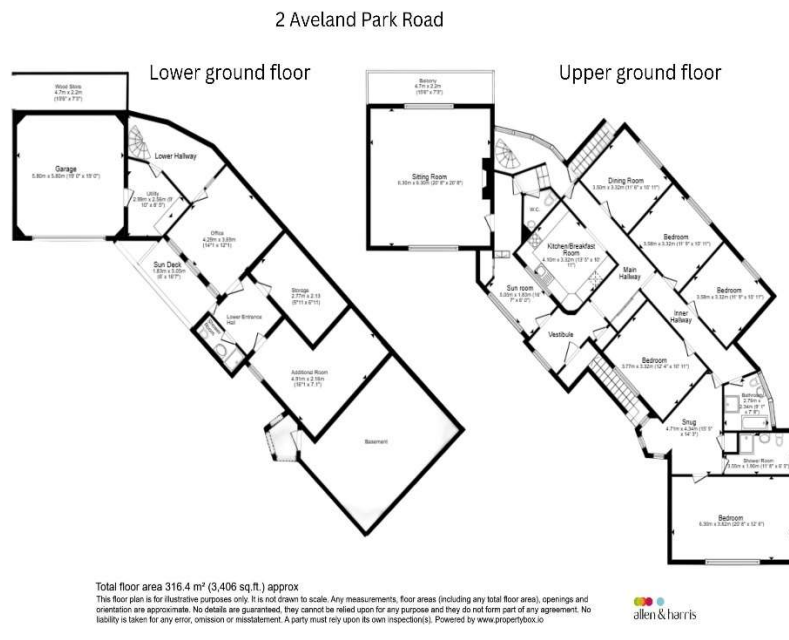


Aveland Park Road, Callander, FK17 8FD

welcome to

Aveland Park Road, Callander

Set within an exclusive and highly desirable area of Callander, adjacent to the golf course, this outstanding four-bedroom detached home sits within its own mature wrap around garden. Its layout offers an abundance of space and flexibility to include several attractive reception rooms, four well-proportioned double bedrooms, a dedicated home office, a versatile additional room with potential for use as a fifth bedroom, and extensive storage accommodation. Viewing is highly recommended to appreciate all this exquisite home has to offer.



The property perfectly blends flexible accommodation and therefore offers a versatile living experience; in doing so, the home is sure to appeal to a wide demographic of potential purchasers.

Entering the property on the upper level, you are welcomed by a stunning reception hall that immediately sets the tone for the spacious accommodation on offer. From here, the bedroom wing of the home unfolds, comprising of three generous double bedrooms, two of which benefits from built-in storage and there is also a well-appointed family bathroom. Next, we gravitate to the impressive principal bedroom, complete with a stylish en-suite facility. This wing is further enhanced by a cosy snug, providing the perfect space to relax and unwind.

Returning to the heart of the home, the spacious open kitchen/breakfast room is exceptionally well appointed and enjoys breathtaking views across the surrounding landscape. Opposite, a generously proportioned formal dining room provides the perfect setting for family gatherings and entertaining, with ample space to accommodate even the largest of dinner parties.

In front of the kitchen, the property opens into a bright and inviting sunroom, flooded with natural light and offering a wonderful additional seating area, complete with an attractive internal window overlooking the kitchen. Alternatively, you can step into the impressive sitting room, a truly magnificent space featuring soaring high ceilings and access to a balcony, creating the perfect place to relax while taking in the stunning views.

The lower level offers excellent versatility, featuring a flexible room that could be utilised as a home office, playroom, or additional bedroom. This area leads to an external door, a separate storage room, a shower room and a further multi-purpose room ideal as a guest bedroom, hobby room, or study. Situated adjacent to the office is a practical utility room, which provides direct access to the spacious double garage.

The property sits in a private, vibrant, mature garden with wood storage and allotment area and despite its wonderfully secluded setting, the vibrant heart of Callander and its Main Street are just a short distance away.

Callander is a sought-after living location in Scotland and is known as the gateway to the Trossachs and sits on the banks of Loch Venear. With vibrant shops and eateries, as well as lovely local walks and hikes, a fully equipped leisure centre and award-winning high school, Callander remains a highly desirable place to call home.

First Floor

Vestibule

Hallway

Sitting Room

20' 8" max x 20' 8" max (6.30m max x 6.30m max)

Outdoor Balcony

15' 6" max x 7' 3" max (4.72m max x 2.21m max)

WC

Kitchen/Breakfast Room

13' 5" max x 10' 11" max (4.09m max x 3.33m max)

Dining Room

11' 6" max x 10' 11" max (3.51m max x 3.33m max)

Sunroom

16' 7" max x 6' max (5.05m max x 1.83m max)

Bedroom

11' 9" max x 10' 11" max (3.58m max x 3.33m max)

Bedroom

11' 9" max x 10' 11" max (3.58m max x 3.33m max)

Bedroom

12' 4" max x 10' 11" max (3.76m max x 3.33m max)

Family Bathroom

9' 1" max x 7' 8" max (2.77m max x 2.34m max)

Principal Bedroom

20' 8" max x 12' 6" max (6.30m max x 3.81m max)

En Suite

11' 8" max x 6' 3" max (3.56m max x 1.91m max)

Snug

15' 5" max x 14' 3" max (4.70m max x 4.34m max)

Lower Floor

Office

14' 1" max x 12' 1" max (4.29m max x 3.68m max)

Utility Room

9' 10" max x 8' 5" max (3.00m max x 2.57m max)

Shower Room

Storage Room

9' 11" max x 6' 11" max (3.02m max x 2.11m max)

Additional Room

16' 1" max x 7' 1" exc storage (4.90m max x 2.16m exc storage)

Garage

19' max x 19' max (5.79m max x 5.79m max)

Woodstore

15' 6" max x 7' 3" max (4.72m max x 2.21m max)

Outdoor Covered Sundeck

16' 7" max x 6' max (5.05m max x 1.83m max)



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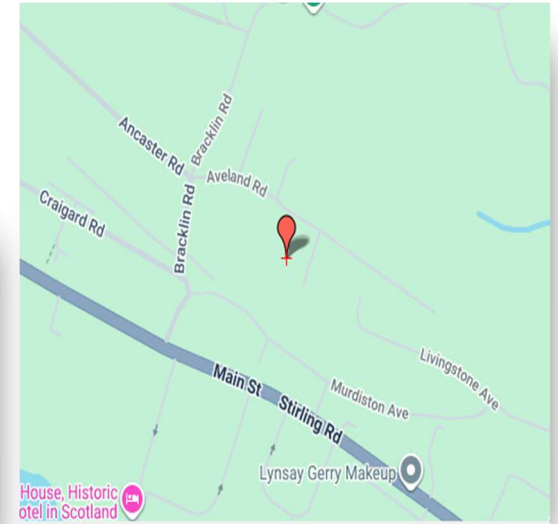
- Impressive detached family home
- Wrap around gardens, with views over Callander Golf Club
- Flexible & versatile accommodation
- 4 Bedrooms
- Sitting Room, Dining Room, Sunroom & Snug

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers over

£520,000



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Property Ref:

STI110767 - 0002

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