

# 3 Wester Lix Cottages

KILLIN, FK21 8RD



*Immaculately presented two-bedroom detached bungalow with panoramic views*



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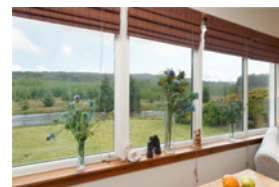
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McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this modern, extended, spacious two-bedroom bungalow situated in a popular rural location. 3 Western Lix cottage is a small row of bungalows.

# THE LOUNGE



The property is beautifully presented and includes an entrance vestibule leading to the kitchen/diner. The large lounge features a single glass door and wrap around windows flooding the room with natural light and views of the rear gardens.



# THE KITCHEN/DINER & UTILITY



The open plan kitchen featuring a large island consists of an integrated oven, hob, fridge/freezer, dishwasher, and features a splashback, opens to the casual dining area with wrap-around windows. The property also has a handy utility room.







The property has two large double bedrooms with integrated wardrobes. Both bedrooms look out to the front with beautiful views over the countryside. The three-piece family bathroom completes the accommodation on offer.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2

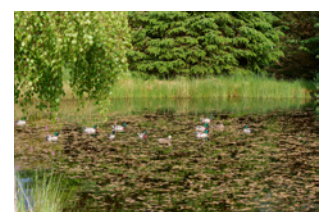




The property sits in substantial garden grounds which wrap around the property with views from all angles of the garden. Parking is provided to the front of the property, two large outhouses sit to the side of the property.

This is a must-see to appreciate the accommodation on offer.

# EXTERNALS & VIEWS

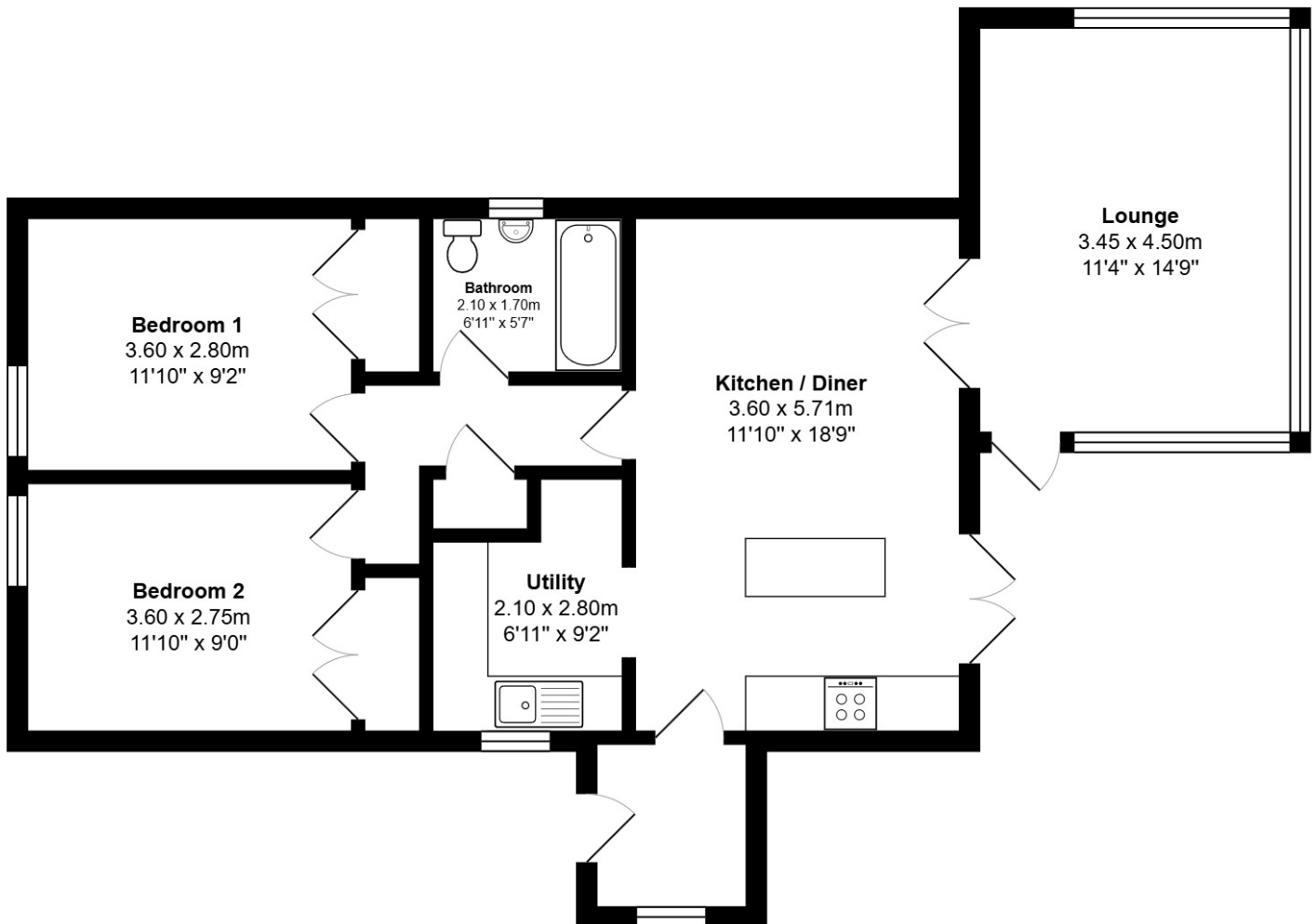






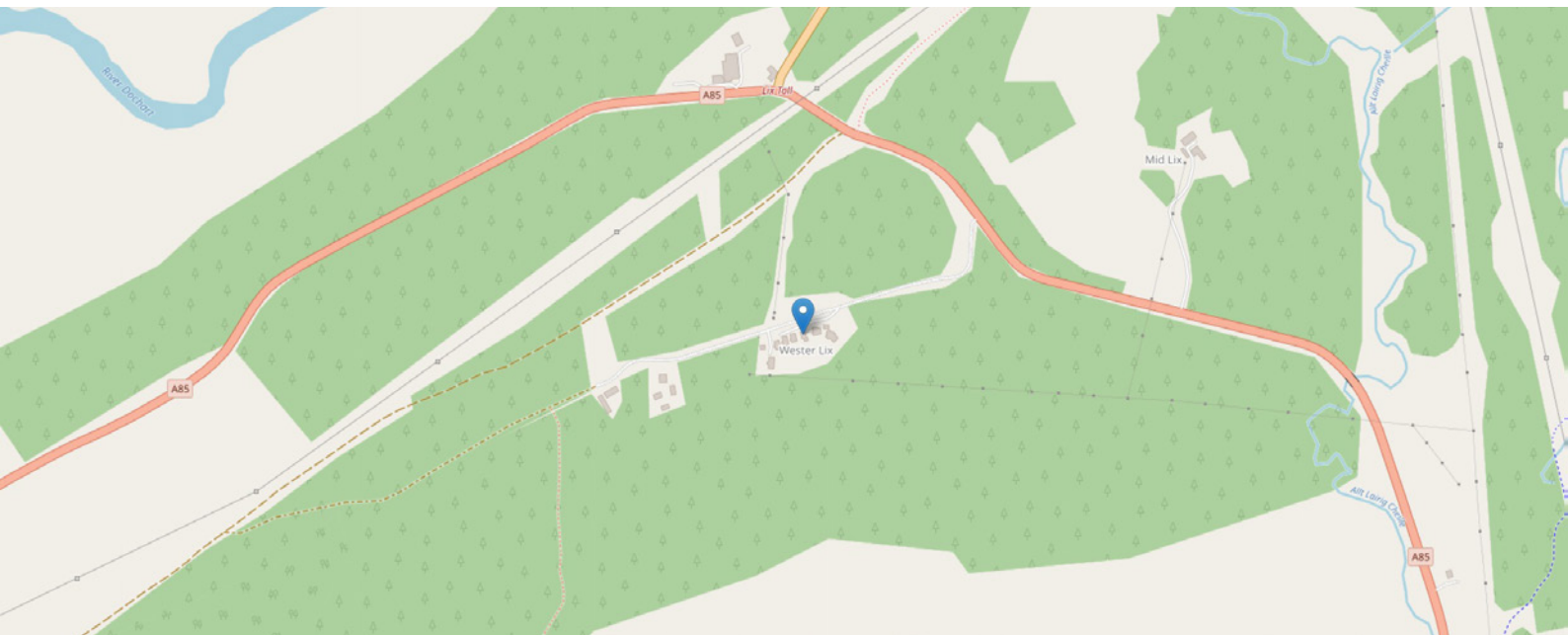


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Located on the very edge of the Trossachs National Park and Ben Lawers Natural Nature Reserve, the beautiful village of Killin clusters around Dochart Falls, providing stunning scenery and with its lovely traditional buildings creates an old-world charm and outstanding scenery.







The area attracts visitors throughout the year as a superb base from which to explore Scotland and enjoy the many outdoor pursuits the area has to offer, including a golf course and bowling club. In a central location between the east and west coasts, the area provides access to many popular locations such as Perth, Stirling, Pitlochry, Oban and Fort William. Edinburgh and Glasgow airports are commutable from the area. Village life incorporates a library, medical practice, Post Office, shops, a church and a choice of restaurants. Public transport is also available. There is a primary school within the village, with secondary schooling at McLaren High in Callander, and a school bus is available from the village.



**McEwan Fraser Legal**

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