



AR TIGH  
STRATHYRE, CALLANDER  
STIRLING FK18 8NA



Presented to market in exceptional condition is this architect designed bungalow of unique design in a beautiful setting in the centre of the much sought-after village of Strathyre.

Accommodation is formed over one level, measuring 1750 sqft and in full comprising; wide and welcoming reception hallway with large cupboard, generously proportioned front facing sitting room with electric flame convector fire, impressive recently upgraded dining kitchen with island unit, larder cupboard and integrated appliances which is open plan to the comfortable family/dining/sun room with vaulted ceiling, electrically operated windows and wood burning stove. The principal bedroom has fitted wardrobes and en suite wet room. There are two further double bedrooms with in-built wardrobes and a well-appointed hi-spec shower room (upgraded Sept 2022) with large cupboard. The useful utility room off the kitchen completes the accommodation. Warmth is provided by a recently upgraded oil-fired central heating system and the windows are double-glazed.

## KEY FEATURES

- Mains Sewer
- Super-Fast Broadband
- Fully Insulated cosy home
- Electrically operated Sunroom windows
- Outdoor tap & Electric Points
- Partially Floored Attic with development potential (subject to planning consent)
- House Alarm
- Latest specification-linked Smoke & Carbon detectors
- LED Lighting
- All floor coverings many of which are new, multi Fuel /
- Log Burner
- EPC Band D











Externally, the beautifully maintained private garden grounds with patios and observation deck enjoy views to Ben Ledi and Ben Sheann. To the front is a large mono-bloc driveway with space to park 6 cars. In addition, there is a high-quality Log Cabin (15ft square) with electric power and lighting plus real wood flooring. 3 Sheds.1 Potting shed/ Greenhouse and Log Storage provide ample external storage. Access to Community-owned 27 Acres to rear of house for country walks is an additional feature of this superb home.

Ar Tigh is situated in the pretty hamlet of Strathyre. Strathyre is situated in the Queen Elizabeth forest, within the national park which lies between Callander and Balquhider. The village is within the Loch Lomond and Trossachs National Park and the district is renowned for its stunning scenery. There is the Award-Winning Broch Cafe, well stocked village shop and Post Office, White Stag Inn, Primary School and Village Hall, all within walking distance. Route 7 Cycle path passes through the village. The beautiful river Balvaig leads to Loch Lubnaig with local fishing and great country walks on the doorstep. Balquhider is less than 3 miles, Lochearnhead 5 miles and Callander 8 miles.

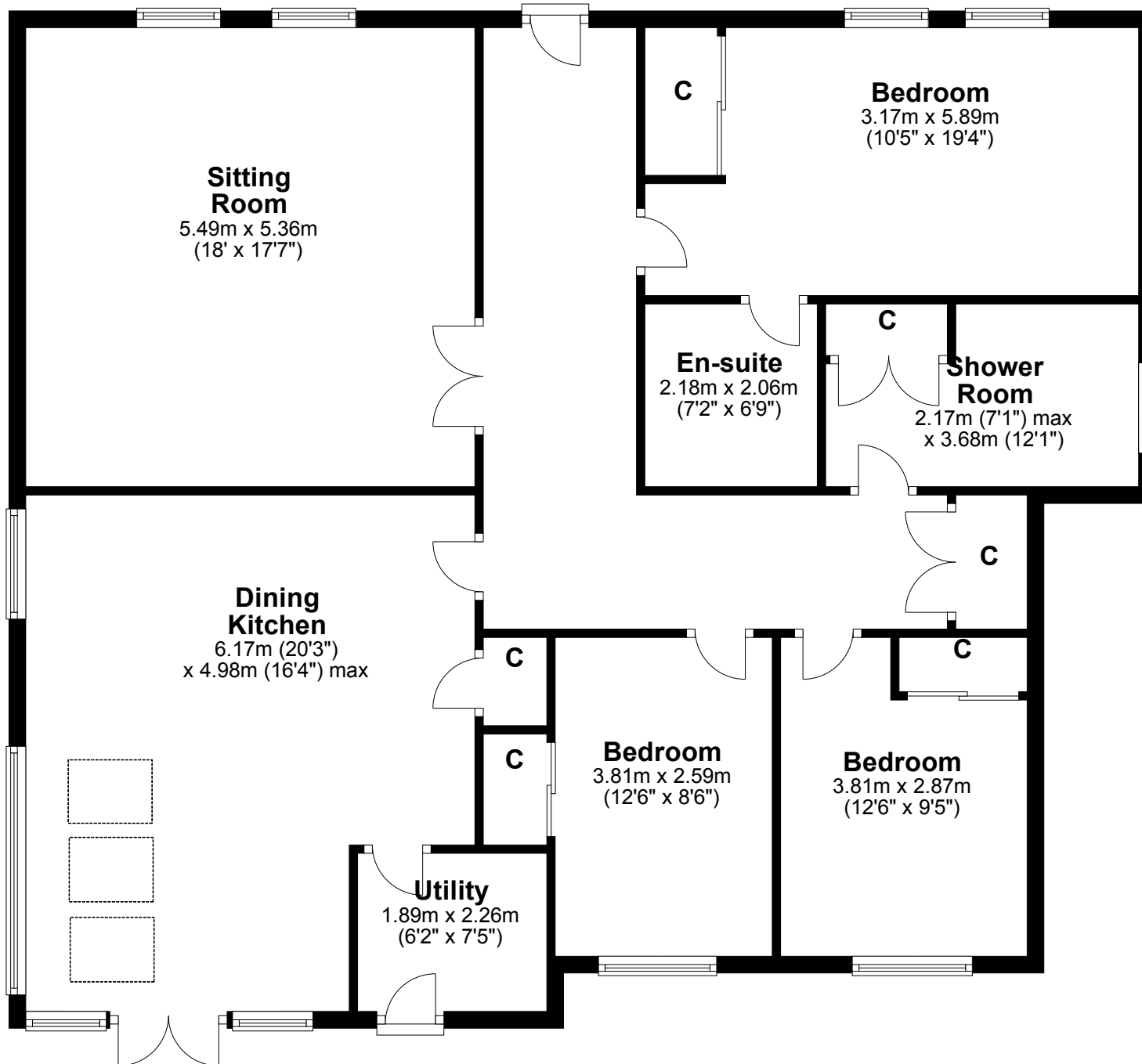












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EPC Band D

Approx gross internal area 1657 sqft | 154 sqm

Property reference QH10200

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property Stirling: 39 Allan Park, Stirling FK8 2LT. T: 01786 471777 F: 01786 478022 E: [stirling@clydeproperty.co.uk](mailto:stirling@clydeproperty.co.uk)



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