



FORMER PRIMARY SCHOOL, SCHOOL ROAD, LOCHEARNHEAD, FK19 8PR
OFFERS OVER £175,000

Former School, School Road, Lochearnhead, FK19 8PR

An exciting and rare development opportunity in a prime location of Lochearnhead; an area of striking natural beauty on the western shores of Loch Earn.

Planning permission has been granted and building warrant lodged for conversion of the former Lochearnhead Primary school building into a three bedroom residential property, along with conversion of a separate rear outbuilding into a separate 1 bedroom unit. Both buildings already benefit from water, mains drainage and power supply (currently disconnected). Structural engineering verifications are nearing completion.

The School was built in 1897 & well maintained over the years by the regional council and current owner. The school's internals have been stripped and removed, ready for renovation work.

- Main area, extending to 49ft x 15ft 7in with feature windows to front and rear. Enjoys 15ft ceiling heights.
- Store and WC areas. Extends to a further 10ft x 15ft with windows to front and side.
- Porch/Store/WC – a restricted height rear brick extension.

Rear Outbuilding: Formerly used as canteen facilities. Great scope for independent property or potential holiday lettings development & comprises main area of 18ft x 13ft with additional WC and large store cupboard.

Externally there are front gardens, spacious private garden grounds to the rear including a large open shed. A beautiful, historic property and an exciting development project, the former school is likely to have broad appeal and early viewing is advised.

Full planning documents are available on the Loch Lomond & Trossachs planning portal:

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=QCFOF7SIMPP00>

Viewing by appointment through Irving Geddes 01764 670325.

Services Mains Water, Drainage & Electric.











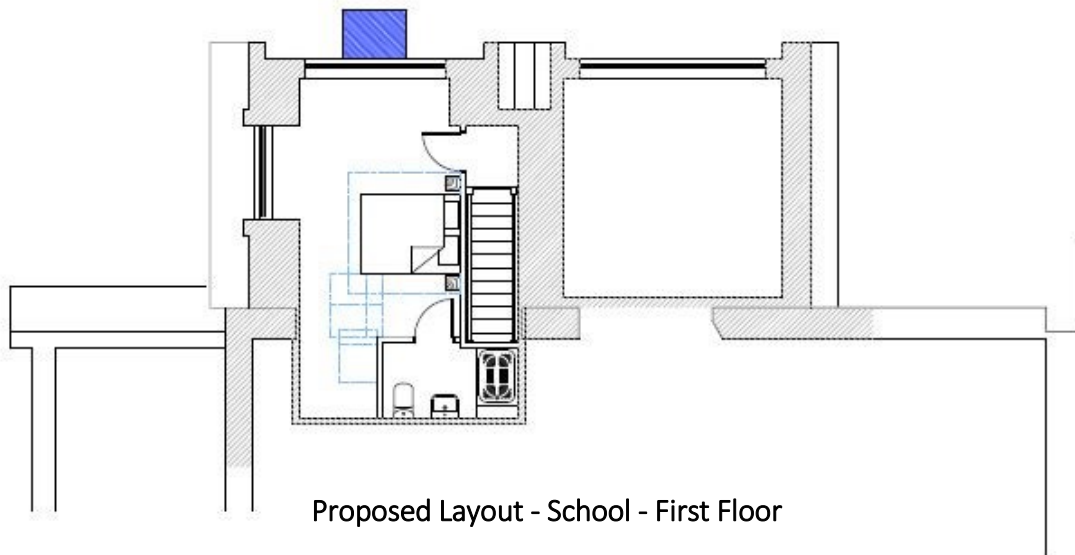


Proposed Layout - School - Ground Floor

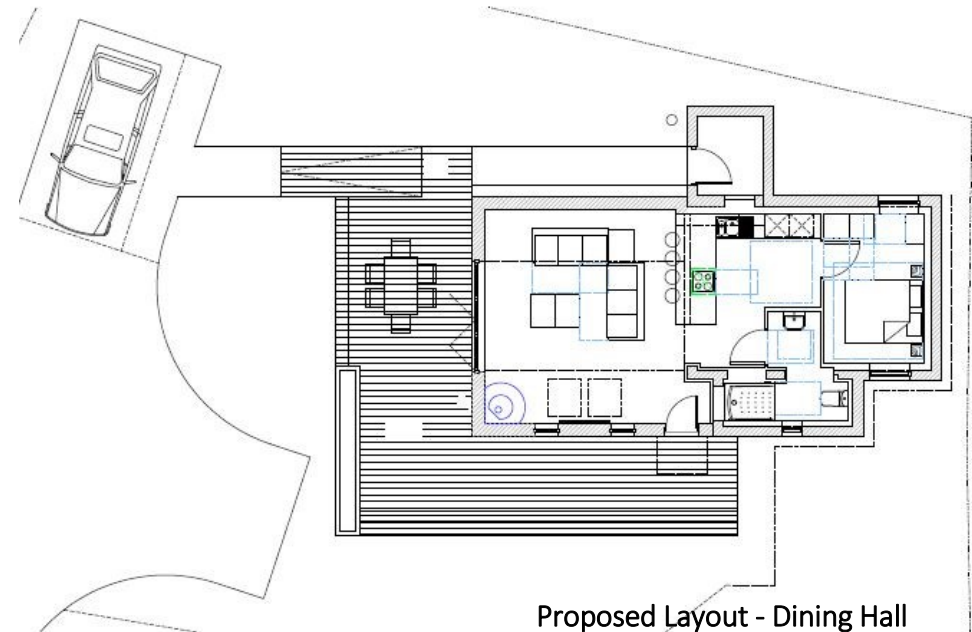
Layout

The extremely well conceived plans provide private parking and gardens at each unit. The **former school** has spacious accommodation comprising on the ground floor; UTILITY ROOM, OPEN PLAN DINING KITCHEN/ LIVING ROOM with double height ceiling, GARDEN ROOM again with lofted ceiling, DOUBLE BEDROOM with EN-SUITE SHOWER ROOM, further DOUBLE BEDROOM & FAMILY BATHROOM. The upper floor comprises the MASTER EN-SUITE BEDROOM.

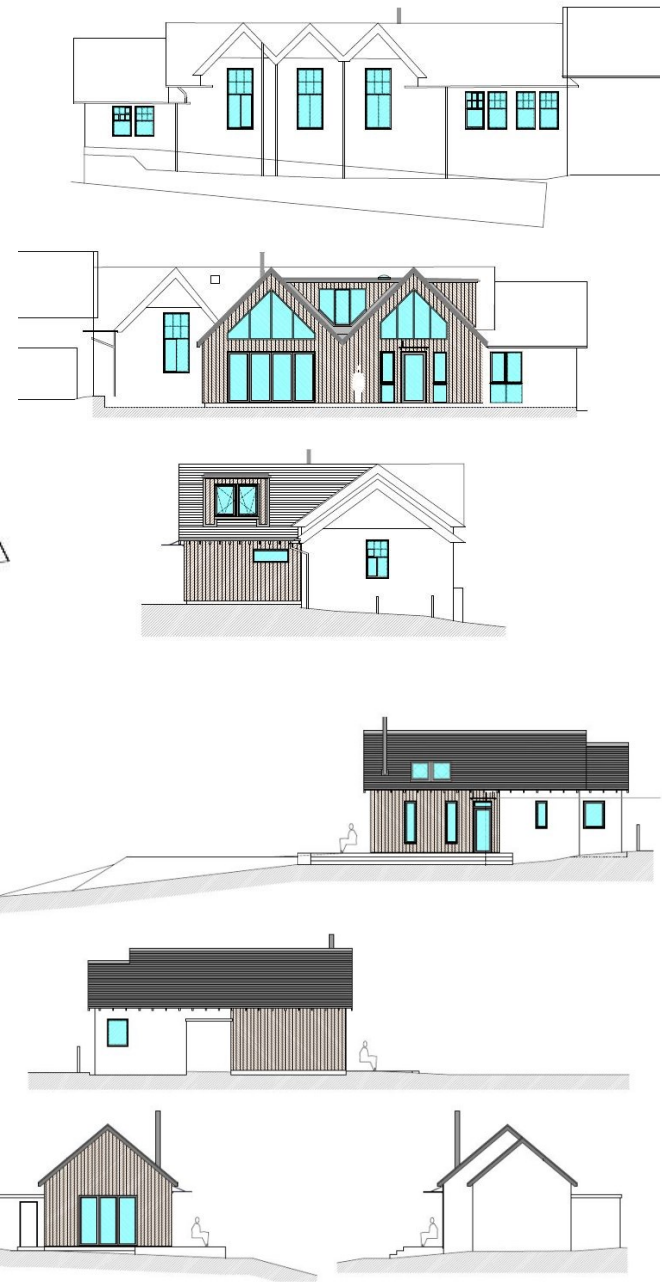
The **dining room** conversion, located at the rear of the garden, comprises a LOUNGE, KITCHEN, BEDROOM and SHOWER ROOM, with wrap-around decking and external store.



Proposed Layout - School - First Floor



Proposed Layout - Dining Hall



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.

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