



**BEECH COTTAGE,  
WESTER LIX, KILLIN, FK21 8RD**

**OFFERS OVER £180,000**



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Irving Geddes are delighted to offer a rare opportunity to purchase a detached cottage located in an area of stunning natural beauty. Set amongst the hills and woodlands of rural Perthshire, yet easily accessible to the local amenities of Killin. Beech Cottage occupies an enviable position. Planning permission granted states that occupation is restricted to holiday home use only. Beech Cottage is currently run as a successful holiday let, but would also make a wonderful holiday home. The furnishings & fittings can be purchased by separate negotiation.

This will likely be a very popular addition to the market. Offered in true move-in condition. Likely to have broad appeal for either first time buyers, investors or a 'lock-up & leave' holiday home.

Accommodation comprising; *Entrance SUN PORCH, LOUNGE/DINING ROOM, KITCHEN, INNER HALL, TWO DOUBLE BEDROOMS & BATHROOM WITH WC & WHB.* The property is warmed by electric radiators and benefits from full double glazing. Child and pet friendly garden grounds surround the property.

Located half way up a 1/2 mile track, with unrestricted walks straight from the property, Beech Cottage is situated in Glen Dochart within the Loch Lomond and Trossachs national park. The picturesque village of Killin is 3 miles away & is home to the famous Falls of Dochart & has a good range of amenities. There are numerous outdoor activities to enjoy including mountain biking, golf and walking, with fishing, boating and other watersports available on the nearby Loch Tay.

### Directions:

From Stirling travel west on the A84 towards Killin. Follow the A85 up Glen Ogle, just before the turning to Killin, take a left turn into the unmade road signed 'Wester Lix'. Go past the first row of bungalows and Beech Cottage is one of four on the left & is second on the right as you go up the shared path.







