



7 WESTER LIX COTTAGES
WESTER LIX
KILLIN, FK21 8RD
OFFERS OVER £210,000



7 WESTER LIX COTTAGES, WESTER LIX, KILLIN, FK21 8RD

Irving Geddes are delighted to offer this beautifully presented three bedroom detached holiday home located in an area of stunning natural beauty. Set amongst the hills and woodlands of rural Perthshire, yet easily accessible, Wester Lix Cottages is a small development of privately owned property, used as second homes or holiday lets, & set around an attractive communal lochan. No 7. occupies an enviable position at the head of the development, boasting a large plot and a stunning open outlook. The well proportioned accommodation is set over one floor and comprises, ENTRANCE VESTIBULE, LOUNGE/DINING ROOM with wood-burning stove and double doors to garden, FULLY FITTED KITCHEN, THREE DOUBLE BEDROOMS (MASTER with EN-SUITE SHOWER ROOM), and FAMILY BATHROOM, Externally the large gardens wrap around the property and extend to the edge of the pond. Laid mainly to lawn with two large paved patios, ample private parking and timber shed/log stores.

Offering significant holiday let potential, the cottage has been extremely well maintained and enhanced by the current owner and is likely to have broad appeal. Early interested is advised.

Located along a private road, a short distance before the Lix Toll Garage, the property enjoys unrestricted walks straight from the property. 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 and has a good range of amenities. There are numerous outdoor activities to enjoy including mountain biking, golf and walking, with fishing, boating and other water-sports available on the nearby Loch Tay and Loch Earn.

Services Mains Electric, Private Water Supply & Drainage to Septic

Video Walkthrough https://youtu.be/o_kva9PCxYk

Viewing Strictly by appointment - Irving Geddes - 01764 653771.

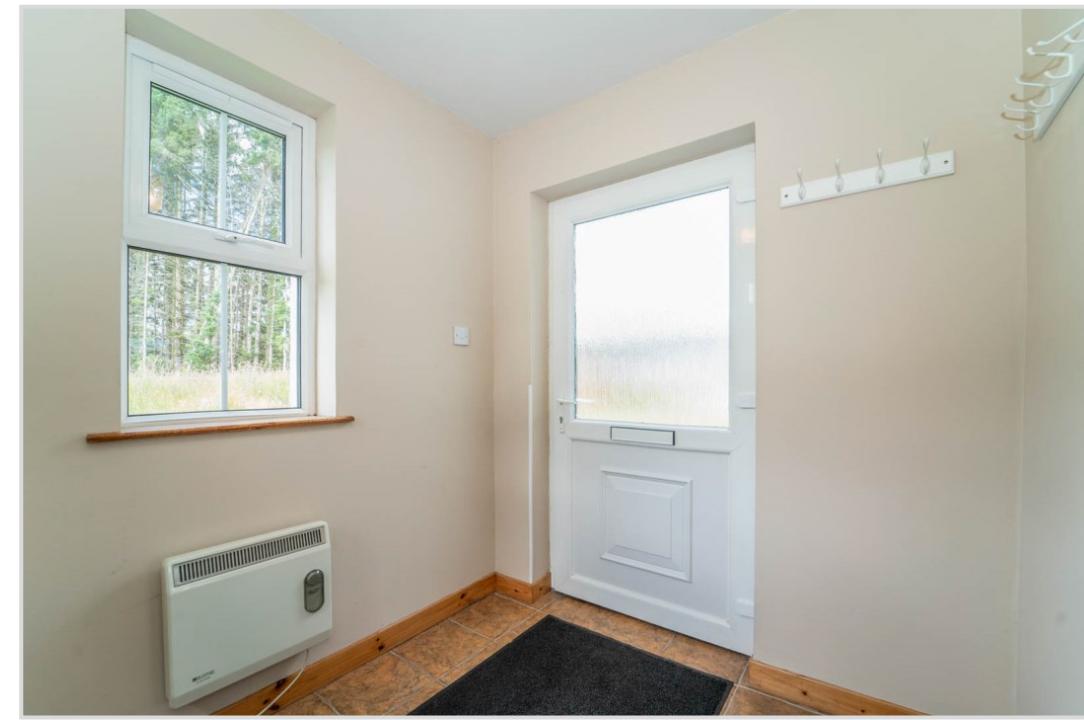
N/B. The property is classed as a holiday and cannot be used as a permanent residence. A home report has not been carried out. Lending may be limited and purchasers are advised to satisfy themselves in this regard.

IrvingGeddes
W.S. • Solicitors • Estate Agents





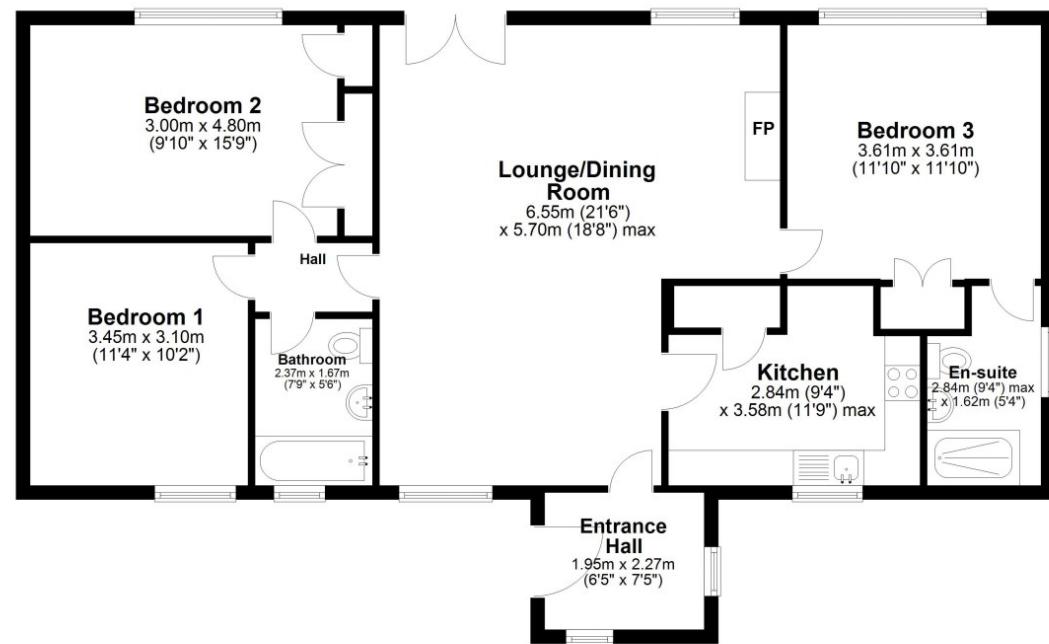














Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722