




McEwan Fraser Legal

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38 Deanston Gardens

DEANSTON, DOUNE, PERTSHIRE, FK16 6AZ

THE LOCATION

Deanston, Doune, Perthshire

Deanston is an attractive village with an abundance of local facilities. It is situated on the banks of the River Teith, seven miles north west of the historic city of Stirling, and has been designated a conservation area.

On top of the Distillery Visitor Centre and popular Coffee Bothy, the village has its own traditional primary school, a post office and general store. Doune, on the other side of the River Teith, has a doctors' surgery and a range of further shops including a ladies' boutique, a toy shop, a popular deli and a chemist. Doune is also home to a number of reputable local restaurants, pubs and hotels as well as another primary school and a nursery school.

Doune Castle, which is famous for appearing in scenes of Monty Python and the Holy Grail, Outlander and Game of Thrones, is located on outskirts of the village on the wooded bend of the River Teith- a very popular spot for walkers.

The A9/M9 junction is six miles east of the village, giving access to all major cities across Scotland. The railway station at Bridge of Allan is an easy seven minute drive

and offers free parking making it easy for commuters to take advantage of the regular services to Glasgow, Edinburgh, Perth and beyond. The acclaimed McLaren High School in Callander is served by school buses, whilst Beaconhurst Independent School in Bridge of Allan caters for all ages, and in Stirling there are several other secondary schools as well as Forth Valley College and Stirling University.

There is a wealth of activities to enjoy in the area. The River Teith itself is popular with those who enjoy salmon fishing and kayaking. For those looking for easy walking and cycling there are the quiet local lanes towards Callander or the farm roads alongside the River Teith towards the renowned Blair Drummond Safari Park. Further afield you will find the idyllic Bracklinn Falls above Callander, as well as the dramatic Ochil Hills to the west and the Trossachs which are both extremely popular for more strenuous activities such as hillwalking, mountain biking and climbing. Loch Katrine, Loch Venachar and even Loch Lomond are all literally on your doorstep, even Glencoe is only an hour away! There is also the world-renowned Doune Hill Climb to watch twice each year.



PHOTOGRAPHY REFERENCES

River Teith - www.instirling.com
Village centre - www.undiscoveredscotland.co.uk
Deanston Distillery - www.thewclub.co.uk
Deanston visitor centre and Coffee Bothy - www.deanstonmalt.com
Deanston Casks - www.blog.5pm.co.uk
Doane Castle and the Teith Bridge - www.fanpop.com

Doane Castle Outlander - www.destinationstirling.com
Doane Castle - www.online-scotland.com
Fishing at Doane Castle - www.anglingactive.co.uk
Loch Katrine (1) - James McCulloch
Loch Katrine (2) - James McCulloch
P1010710 (Woodland Walk) - James McCulloch



THE PROPERTY

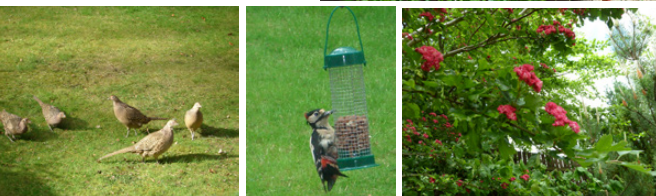
Impressive four bedroom detached villa

We are delighted to offer to the market this stunning four bedroom detached villa, positioned on an enviable plot in a highly sought after location. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide space for a larger family. This substantial home is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space emphasised by a bright and fresh layout.

Once inside, discerning purchasers will be greeted with a first class specification. In more detail, the ground floor accommodation consists of a welcoming entrance hall, allowing access to the kitchen, an impressive sitting room and a large WC. The bright sitting room sits to the front of the property, featuring a large bay window which floods the room with natural light. This room also has French doors leading to the spacious dining room which is ideal for more formal dining with family and friends. The fully fitted kitchen has been beautifully fitted to include a quality range of floor and wall mounted units with a striking worktop and

splash-backs. The kitchen further benefits from fully integrated appliances. For some family time, an additional sitting room and conservatory can be found to the rear of the property with French doors leading to the stunning rear garden. The feature staircase leads up to the upper level of the accommodation, where you will find four generous sized bedrooms, all suitable for a range of furniture configurations. The ample space in the property is further accentuated by the storage space the property offers. There are built-in fitted wardrobes, a partially floored loft and large cupboards in the upstairs hall and under the stairs. The master bedroom benefits from a beautiful en-suite. A contemporary, three-piece family bathroom suite completes the impressive accommodation internally. This property also benefits from double-glazing and gas central heating.

Externally, the property can be accessed via the large driveway leading up to the single garage. There is also a detached single garage built to the side of the property. The rear garden which is completely enclosed has been laid with thoughtful landscaping, the design provides an ideal family garden in a safe and secure environment.



"...an additional sitting room and conservatory can be found to the rear of the property with French doors leading to the stunning rear garden..."





The master bedroom benefits from a beautiful en-suite. There is also a contemporary, three-piece family bathroom suite



THE SPECIFICATIONS

Floor Plan, Dimensions, Extras and Map



Approximate Dimensions

(Taken from the widest point)

Lounge.....	5.45m (17'11") x 4.80m (15'9")
Kitchen.....	5.10m (16'9") x 3.70m (12'2")
Dining Room.....	3.90m (12'10") x 3.70m (12'2")
Family Room.....	3.90m (12'10") x 3.30m (10'10")
Conservatory.....	4.35m (14'3") x 4.10m (13'6")
Bedroom 1.....	4.15m (13'7") x 3.65m (12')
En-suite.....	2.10m (6'11") x 1.45m (4'9")
Bedroom 2.....	3.80m (12'6") x 3.20m (10'6")
Bedroom 3.....	3.80m (12'6") x 2.60m (8'6")
Bedroom 4.....	3.80m (12'6") x 3.05m (10')
Bathroom.....	2.75m (9') x 2.55m (8'4")
WC.....	1.45m (4'9") x 1.20m (3'11")
Garage.....	5.65m (18'6") x 3.35m (11')
Garage 2.....	5.50m (18'1") x 3.15m (10'4")

Gross internal floor area (m²)

180m²

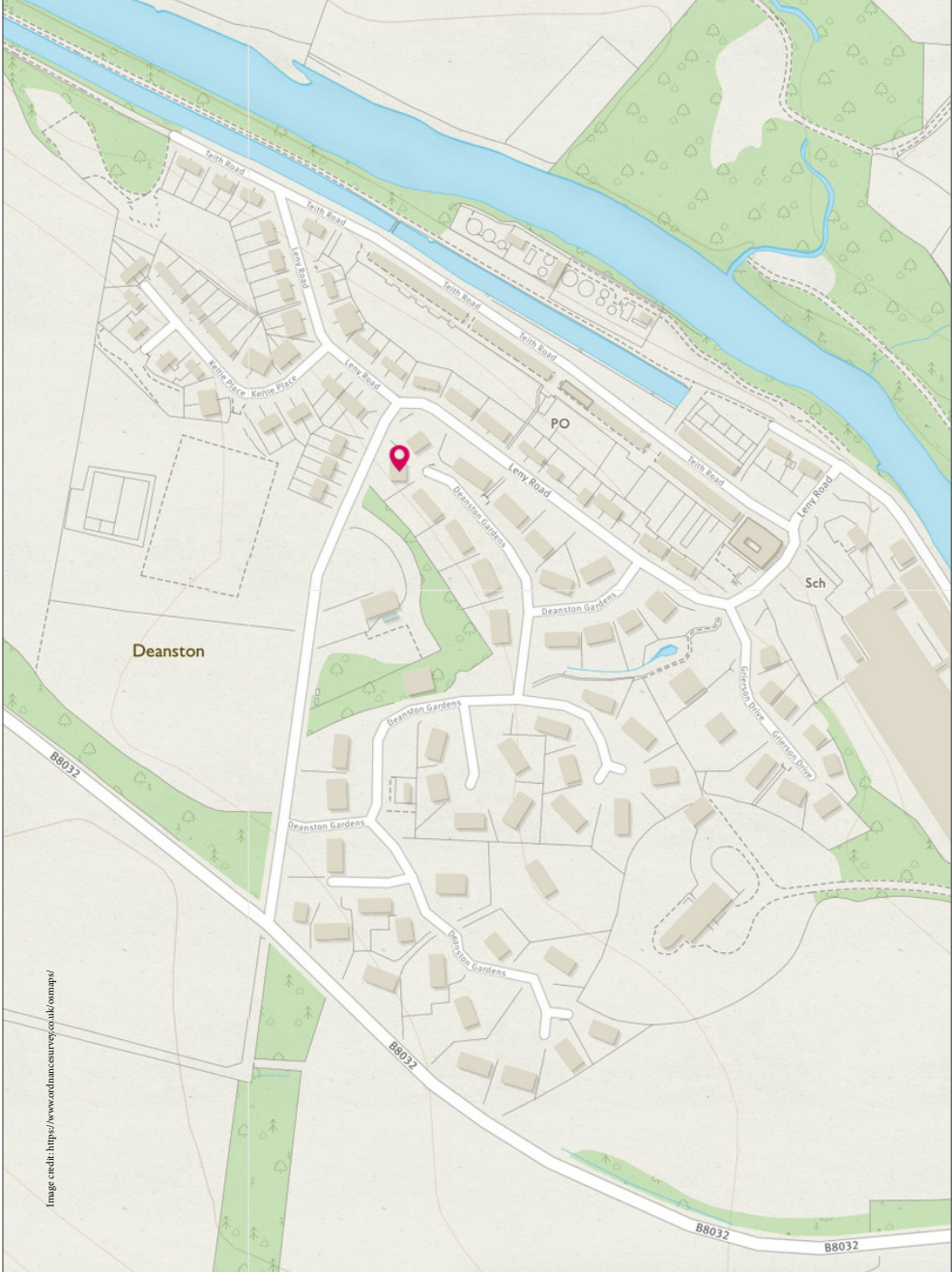
EPC Rating

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Extras

(Included in the sale)

Floor coverings, light fittings, blinds, window dressings all kitchen white goods. Please note: the curtains in the dining room are not included.





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Part
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Text and description
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