



McEwan Fraser Legal

Solicitors & Estate Agents

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Ochilview

MAIN STREET, GARGUNNOCK, STIRLINGSHIRE, FK8 3BP



GARGUNNOCK

Gargunnoch is a small village in the Stirling council area approximately seven miles West of Stirling, in Scotland. The historic town of Stirling is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond.

The town enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, whilst Stirling University lies to the North of the town. Stirling town centre is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the North and a main line railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.



OCHILVIEW



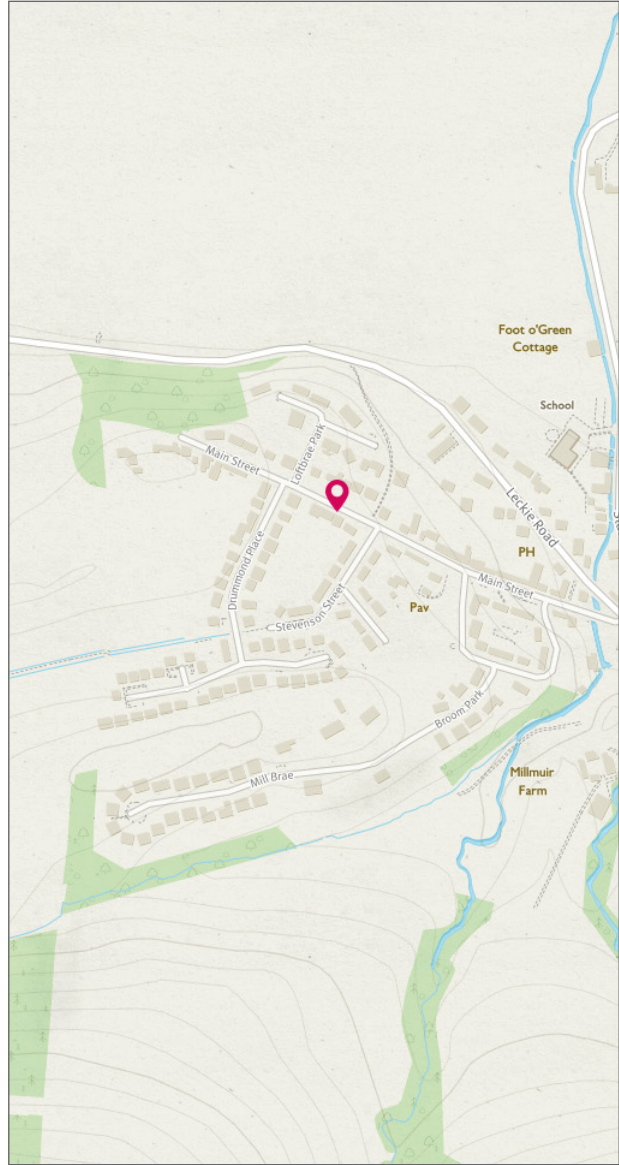
THE PROPERTY

Ochilview is a fabulous four-bedroom villa situated in the picturesque village of Gargunnoch. The property sits on a large plot with stunning views across Stirlingshire.

The property has been converted into one main house and comprises-entrance vestibule leading to the internal hallway with a bright and spacious sitting room with a feature fire including surround, bay window, beautiful kitchen/diner benefiting from an integrated hob/oven and a breakfast bar, large dinning room or family room. The upper level hosts two double bedrooms with ample space for free standing furniture if required and shower room. The second part of the property offers a beautiful reception room with delightful views across Stirlingshire. Journey to the upper level where you will find another two double bedroom and the family bathroom.

This property also benefits from a perfect mix of both period features as well as recent modernisation, flexible use of accommodation, providing the option of converting back to two properties or keeping as one large property. Off street parking is provided by a large driveway leading to a double garage.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.25m (13'11")
Kitchen	4.80m (15'9") x 3.35m (11')
Sitting Room	4.35m (14'3") x 3.60m (11'10")
Dining Room	3.65m (12') x 3.20m (10'6")
Utility	2.35m (7'9") x 2.00m (6'7")
Bedroom 1	4.35m (14'3") x 3.65m (12')
Bedroom 2	4.35m (14'3") x 3.65m (12')
Bedroom 3	4.35m (14'3") x 3.70m (12'2")
Bedroom 4	4.35m (14'3") x 3.70m (12'2")
Bedroom 5	4.35m (14'3") x 2.00m (6'7")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Bathroom 2.40m (7'10") x 2.15m (7'1")

Gross internal floor area (m²) - 207m²

EPC Rating - F

Extras
(Included in the sale)

Floor coverings, blinds and window dressings.




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Part
Exchange
Available



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ARMOUR
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

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