





7 LOMOND COURT ABERFOYLE

STIRLING, FK8 3XN

Aberfoyle is a village in the Land Registration County of Perth and the local government district of Stirling. The settlement lies 27 miles (43 km) northwest of Glasgow. The town is situated on the River Forth at the base of Craigmore. Since 1885, when the Duke of Montrose constructed a road over the eastern shoulder of Craigmore to join the older road at the entrance of the Trossachs pass, Aberfoyle has become the alternative route to the Trossachs and Loch Katrine this road, known as the Duke's Road or Duke's Pass, was opened to the public in 1931 when the Forestry Commission acquired the land. 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.

This ground floor flat has an abundance of high-quality fixtures and fittings and offers spacious living accommodation throughout. The property boasts delightful open views over Aberfoyle.

Presented in move-in condition, the property is accessed via its own door from the front of the building. The internal reception hall has one large storage cupboard. The lounge/diner is situated towards the front of the property with a large picturesque window, flooding the room with natural light. There is a wonderful kitchen feature a good selection of stylish units and appliances. Both bedrooms are double in size, with the master bedroom benefitting from built-in wardrobes. The modern bathroom is fully tiled, which completes the accommodation on offer.

Externally, there is designated parking space and visitor parking is also provided, and there are well maintained communal grounds surrounding the property.



SPECIFICATIONS

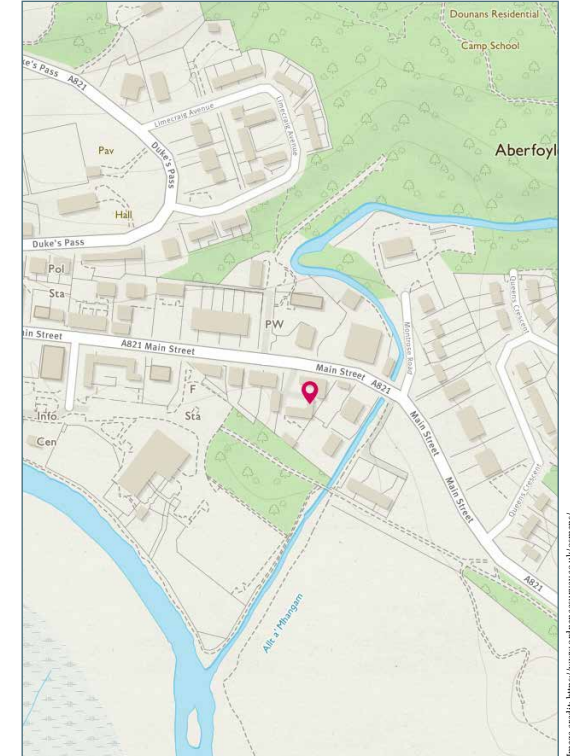
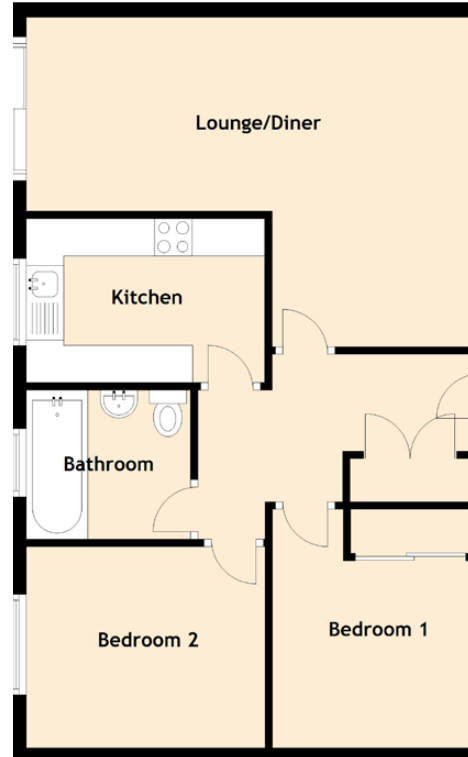
DIMENSIONS | FLOOR PLAN | LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.95m (19'6") x 4.42m (14'6")
Kitchen	3.30m (10'10") x 2.20m (7'3")
Bedroom 1	3.20m (10'6") x 2.70m (8'10")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 59m²

EPC Rating: C



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