

ISLAND VIEW

KINLOCHARD • STIRLINGSHIRE • FK8 3TL



EXCEPTIONAL COUNTRY HOME IN WONDERFUL SETTING
OVERLOOKING LOCH ARD.

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RECEPTION HALLWAY

DRAWING ROOM

DINING KITCHEN/BREAKFAST ROOM

UTILITY

MASTER BEDROOM SUITE WITH DRESSING AREA,
EN SUITE AND BALCONY

4 FURTHER BEDROOMS, TWO WITH
EN SUITE SHOWER ROOMS

WC

GALLERY LANDING/SITTING AREA

GARAGE

GARDEN

DECKED TERRACE

ACCESS TO SHORE

Aberfoyle 6.4 miles

Stirling 26 miles

Glasgow 33 miles

Edinburgh 62 miles

DIRECTIONS

From Edinburgh take the M9 northwest towards Stirling. Leave the motorway at Junction 10 and take the A84 west. After about 5 miles turn left onto the A873 signposted to Thornhill and Aberfoyle. Continue straight on, joining the A81 to Aberfoyle.

From Glasgow take the A81 north past Milngavie and Killearn and continue north to Aberfoyle.

From Aberfoyle take the B829 west and follow this road for about 3 miles until just past Altskeith Country House and Island View is found a little further along on the right hand side.



SITUATION

Island View is a two storey detached country home in an enviable elevated position overlooking Loch Ard. It is located around 6.5 miles west of Aberfoyle, within the Queen Elizabeth Forest Park, which is part of the Loch Lomond and The Trossachs National Park.

Kinlochard offers excellent leisure facilities including a sailing club and the MacDonald Forest Hills Hotel and Spa. The wide range of activities in the area include mountain biking and walking, pony trekking, canoeing, wild swimming, shooting and fishing, and the UK's longest zip wire is at Go Ape, part of the nearby David Marshall Lodge visitor centre in Aberfoyle where there is a good range of facilities including a primary school, shops, post office, supermarket and a variety of hotels and restaurants as well as an 18 hole golf course. Secondary schooling is at McLaren High School in Callander, and independent schools are in Bridge of Allan, Dollar and Glasgow.

The Trossachs is at the heart of Rob Roy MacGregor's Scotland and it was in this area with its delightful mix of lochs, burns, hills and glens that he lived his life and where some of his more famous exploits are said to have taken place. The Trossachs has a great diversity of wildlife including magnificent golden eagles, osprey, peregrine falcons and red deer, which coexist with creatures such as roe deer, wildcats, foxes, feral goats, badgers and red squirrels.

Writers, poets and artists have all been drawn to the shores of the lochs in this part of Scotland, fascinated by the tales of Rob Roy and the mystery of the "Children of the Mist", the clans who lived amidst these wild hills. William Wordsworth, John Ruskin and James Hogg all savoured its incomparable atmosphere. Nearby Loch Katrine was the inspiration for Sir Walter Scott's Lady of the Lake. Several films including The 39 Steps (1959 version, starring Kenneth More) and Rob Roy (1953, starring Richard Todd) were filmed in the area. Loch Lomond is at the end of the B829 at Inversnaid, opposite the Arrochar Alps and the famous Loch Lomond Golf Club.



DESCRIPTION

Island View is an exceptional home which sits in a prime waterside location overlooking Loch Ard. The property built circa 1990 has a most attractive New England feel and has been renovated and finished to an exacting standard by the present owners. Of particular note is the stunning contemporary kitchen, the luxurious shower rooms and the impressive master bedroom suite.

The welcoming reception hallway leads to the principal reception rooms with three stairs leading to the open plan kitchen / dining room with further steps down to the drawing room. The drawing room with bay window to the front and door to the side has fantastic views over the garden and loch and features a striking central open fire separating the dining area from the drawing room. The superb dining kitchen is finished to an exceptional standard with dark blue AGA, corian worksurfaces and fitted appliances and large island unit, all designed, supplied and fitted by Cameron Interiors. There is space for a formal dining table and chairs, with doors from the side leading to a raised decked area for summer entertaining. A useful utility room is located off the kitchen.

A short flight of stairs from the reception hall way leads up to three bedrooms: one with an en suite shower room and dressing room and there is also a further family shower room. The stairway then leads to the light and airy upper gallery landing with sitting area with velux dormer panoramic balcony type windows – a lovely living space in itself. The master bedroom suite includes a tranquil bedroom to the front of the property with walk in dressing area, en suite shower room and bifold doors giving access to a glass balcony again with beautiful views to the loch. This makes an idyllic breakfast spot in the warmer months. A further bedroom completes the first floor accommodation.

GROUNDS

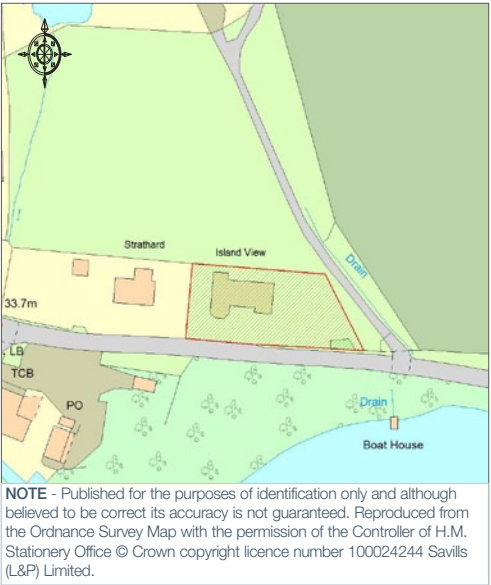
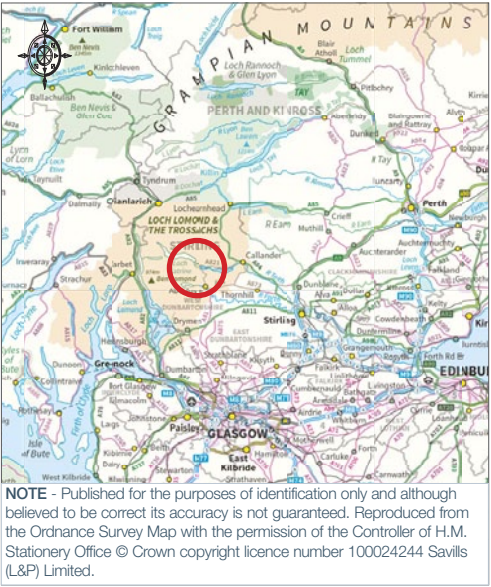
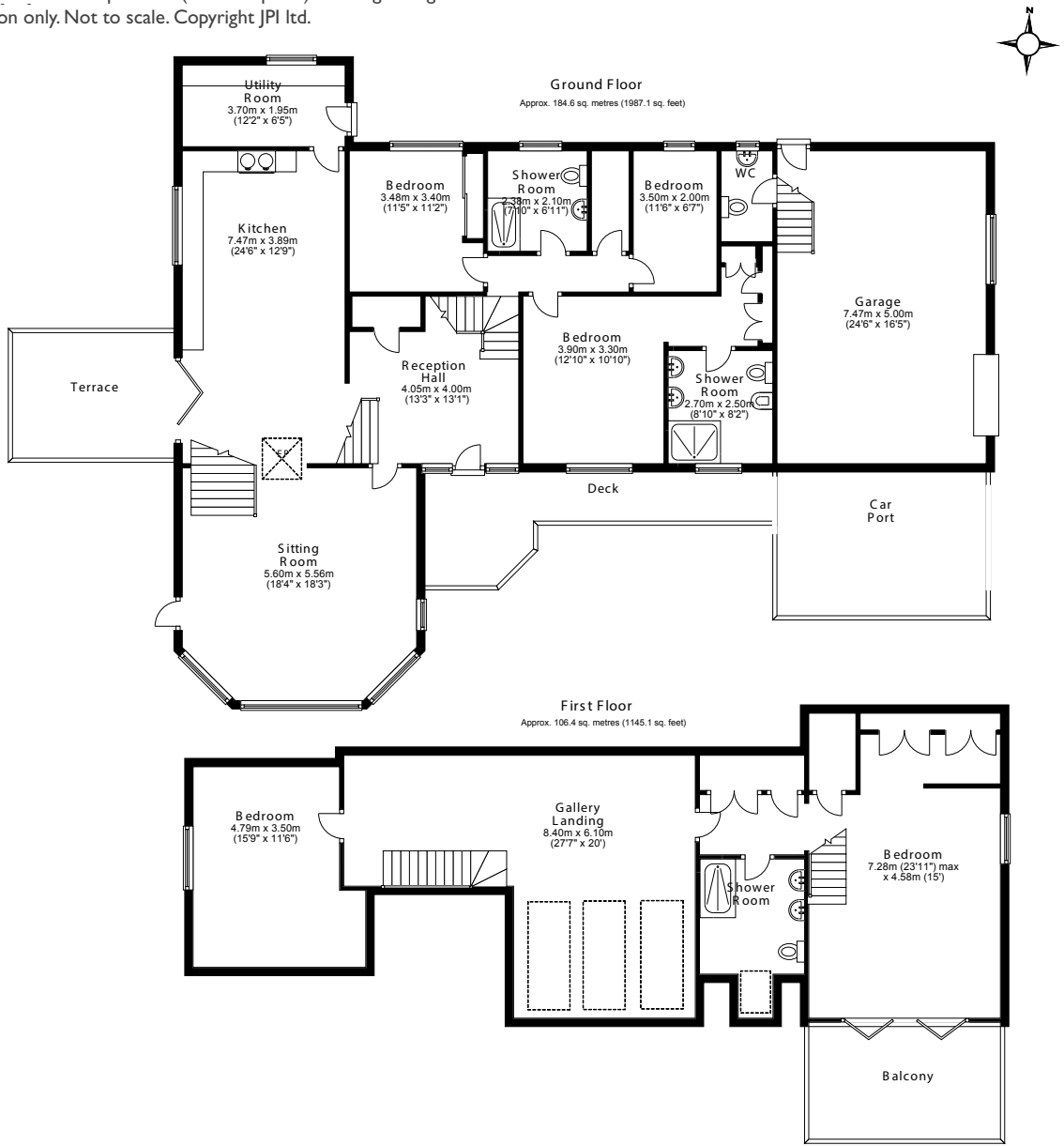
Island View sits in well landscaped gardens accessed via private electric gates, with the driveway leading to the side of the house with parking for several cars and garage. The gardens are mainly laid to lawn with a patio area wrapping around and a raised two tier decking area entered from both the drawing room and the dining area.

The current proprietors of Island View have a right of access to the loch shore.



FLOOR PLANS

Gross internal area: 291.0 sq. metres (3132.2 sq. feet)Including Garage
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EPC
Band E

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The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water; gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

POSSESSION

Vacant possession and entry will be given on completion.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

VIEWING

Strictly by appointment with Savills – 0141 222 5875

PURCHASE PRICE

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





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