



RIVERVIEW COTTAGE

BRIG O' TURK • DUNCRAGGAN ROAD • NEAR CALLANDER • PERTHSHIRE • FK17 8HT.

savills

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*An idyllic riverside cottage in The Loch Lomond and
the Trossachs National Park*

*Callander 7 miles, Stirling 21 miles, Glasgow 48 miles, Edinburgh 59 miles
(all distances are approximate)*



Beautifully presented traditional cottage

2 bedrooms, 1 reception room

Established holiday letting business

Stunning waterside location

About 0.6 acres

EPC Rating = F

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow rectangular background.

VIEWING

Strictly by appointment with Savills –
01738 477525.

DIRECTIONS

Take the A84 heading west out of Callander and turn left at Kilmahog onto the A821 signposted to Brig O' Turk. Follow this road for about 5 miles until reaching Brig O' Turk. Just before reaching the village hall turn left down Duncraggan Road. Follow this road until seeing the turning to Riverview Cottage which is marked on the right hand side just before reaching the last house on the track. The driveway swings into a parking area in front of the cottage.

SITUATION

Riverview Cottage has an idyllic location on the banks of the Black Water River which links Loch Achray to Loch Venachar. Deep within the Loch Lomond and the Trossachs National Park the cottage is surrounded by some of Scotland's most beautiful countryside. With the peaks of Ben A'an, Ben Venue and Ben Ledi close by, cycle and walking tracks in The Queen Elizabeth Forest Park and boating and fishing available on several local lochs there is no shortage of places to get out and enjoy the scenery.

Brig O' Turk is an historic and active community with a village hall, primary school, a local post office, a tea room and The Byre Inn gastro pub-restaurant. Callander (7 miles) has a large and varied selection of local shops and useful amenities include a medical centre, a leisure centre with a swimming pool and an 18 hole golf course. Stirling is about 23 miles away and is the historic heart of Scotland with Stirling Castle, Bannockburn and the Wallace Monument being just a few of the many sights to visit in and around the town.



Stirling is well placed for road, rail and bus connections to all the major towns in Scotland.

DESCRIPTION

Riverview Cottage is one of two traditional stone cottages situated at the foot of Duncraggan Road beside the Black Water River. Constructed of stone beneath a slate roof, the cottage is believed to date from about 1800 and has a modern extension to the rear. Riverview Cottage would make an ideal second home with letting potential and is currently run as a popular self-catering holiday cottage.

ACCOMMODATION

The entrance to Riverview Cottage is via a neat hall which has a charming galley kitchen on the right and cosy sitting room on the left. The kitchen, which has been recently refurbished, has a rustic character with open timber shelving, wicker basket drawers and warm neutral colours. A window set into the thick wall provides a useful shelf and looks out to the garden and up to the hills. The sitting room has an open fireplace at its centre with an unusual Arts and Crafts style surround and a pretty south facing window looking over the front garden towards the river. There is space for a small dining table in the sitting room. A discreet timber door opens into a modernized bathroom which also houses a utility cupboard with space for a washing machine.

Behind the sitting room is a second hallway with doors to a pretty double bedroom with a fireplace and two windows, and also to a smaller bunk room. All the rooms at Riverview Cottage are beautifully presented and some of the furnishings including curtains may be available for purchase by separate negotiation.

OUTSIDE

Riverview Cottage is set in about 0.6 acres of garden and ground. A driveway leads to a parking area at the rear which has steps down to the main entrance to the house. On the north side of the property there is an area of rough ground which could be tamed to give the house extra amenity. At the front of the house there is a gravel terrace that is ideal for sitting out; it overlooks the lawn which stretches down to the river bank. The banks of the Black Water River are a haven for wildlife and a wonderful backdrop to the garden.

Outbuildings

Attached to the house but accessed from the outside is a stone garden store which, subject to obtaining the relevant planning consents, may have potential to be converted into additional accommodation.

GENERAL REMARKS

Services

Mains water and electricity. Private drainage. LPG gas. Electric heating and underfloor heating in the bathroom.

Local Authority

Stirling Council Tax Band D

Fixtures and Fittings

The white goods are included in the sale. The soft furnishings, certain items of furniture and some garden tools may be available for purchase by separate negotiation.

Servitude rights, burdens and wayleaves

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.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. 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.

Photographs

June 2018

Date Code

11/06/18



Approximate Gross Internal Floor Area:

64.47 sq.m (694 sq.ft)

(Including Shed)

For Identification Only. Not To Scale.

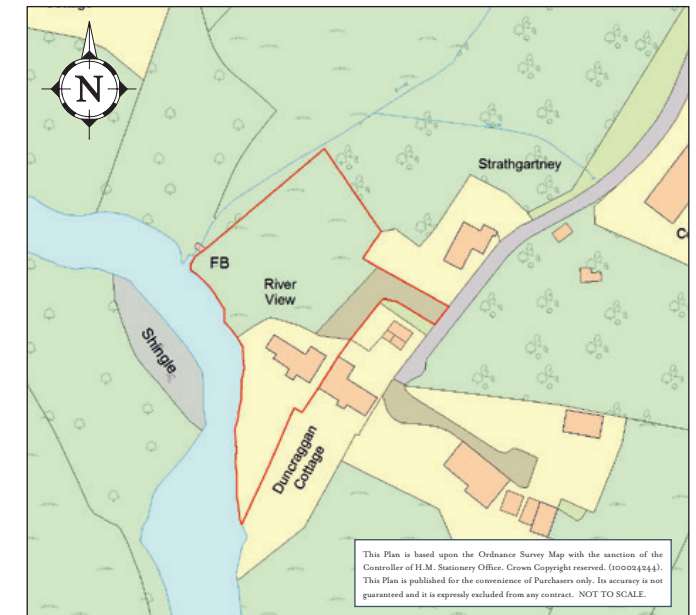
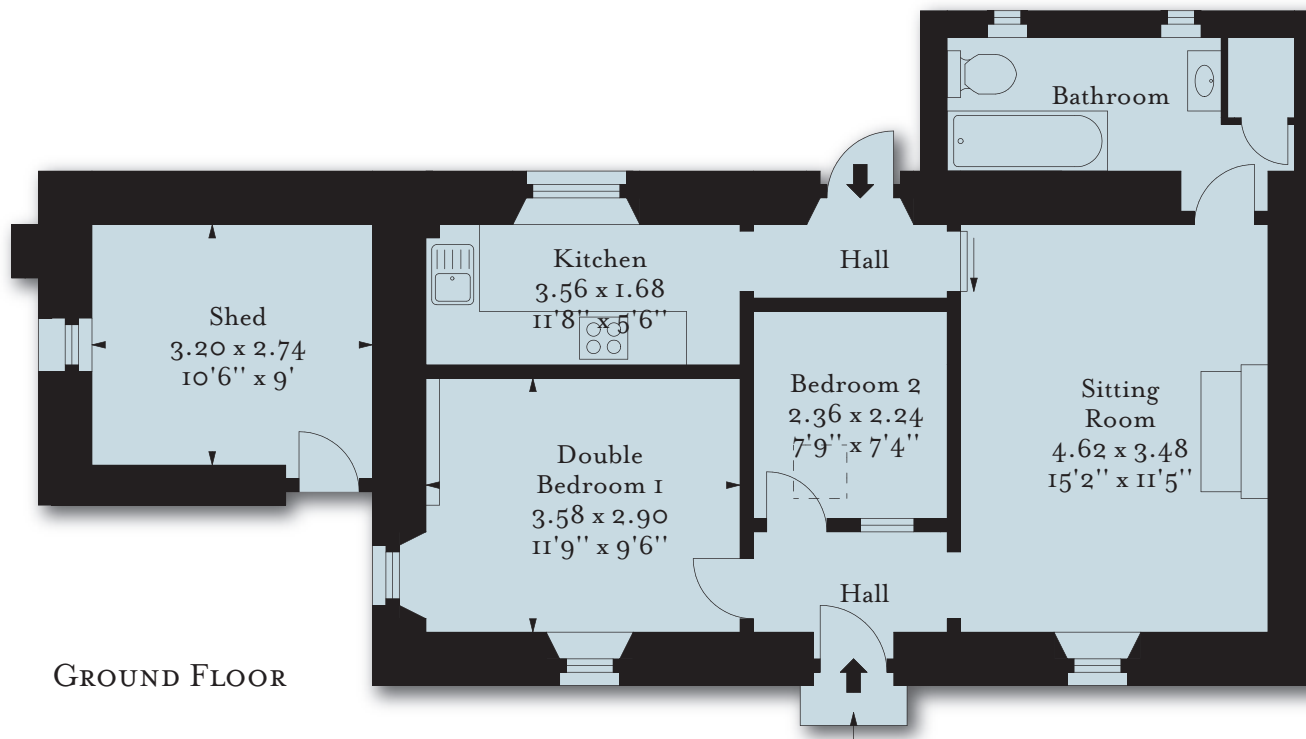


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