



KILLELLAN

LOCHEARNHEAD • PERTHSHIRE • FK19 8QG

savills

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VORLICH ROAD • LOCHEARNHEAD

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*A well-presented modern village house with a lovely
view of Loch Earn and the hills beyond*

Comrie 12 miles, Crieff 18 miles, Perth 37 miles, Glasgow 55 miles, Edinburgh 65 miles
(all distances are approximate)



Ground Floor: Hall, sitting room, family room/kitchen, dining room
sun room, master bedroom suite, utility room and WC

First Floor: 3 further en suite bedrooms and a study/bedroom 5

Double garage

Mature and colourful garden

Views across Loch Earn

EPC = C

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

SITUATION

Killellan is situated at the end of a no-through road, in an elevated position in Lochearnhead. The village is on the north side of Loch Earn within the Loch Lomond and the Trossachs National Park. It has an active community with a hotel, marina, village hall and a local shop and post office. Lochearnhead attracts many visitors who come to the area to enjoy water sports on the loch, climb Ben Vorlich or simply to enjoy the scenery which includes historic villages such as Balquidder (7 miles) which is famous for its connections with Rob Roy. Lochearnhead is a gateway to many more of the spectacular hills and lochs of the west highlands where the opportunities for outdoor activities are endless.

Comrie and Crieff both have a selection of independent shops and professional services. Crieff has primary and secondary schooling at its Community Campus as well as two private schools: Ardvreck Preparatory School and Morrison's Academy. There is primary schooling closer to Lochearnhead at Strathyre, Comrie and Killin. Perth meanwhile has a comprehensive range of high street shops, professional services and cultural opportunities with its concert hall, galleries and cinema.

Lochearnhead is within easy reach of the motorway network at Perth, Dunblane or Stirling enabling quick access to Edinburgh and Glasgow and their airports.

All distances and travel times are approximate.

DESCRIPTION

Killellan was constructed in 2001 by the current owners and it has been designed to make the very best of its southerly view over the village to Loch Earn. The front door opens into a vestibule and





then to the reception hall. Immediately on the right is the sitting room which with its partially vaulted ceiling and huge arched window is an impressive and very light room. French windows in the arch open to a balcony which has space for outdoor seating and is a fabulous place to sit out and enjoy the view. The sitting room has a gas fire and a Canadian maple floor which also runs through the hall and the dining room.

The open plan kitchen/living room is at the heart of the house has space for informal dining around a kitchen island as well as comfortable seating. Six windows in the kitchen/living room capture the loch view and double doors at the western end of the room open to the sun room which is another lovely space to sit, particularly in the summer. The dining room is accessible either via double doors from the kitchen or from the hall and is well positioned for formal entertaining or for family life. There is also a utility room and a WC.

Also on the ground floor is a large double bedroom which has an en suite shower room, dressing room and plenty of built in cupboards. The remainder of the bedrooms are upstairs where there is another large double bedroom with en suite bathroom, built in wardrobes and a store room that could become a dressing room if required. Two smaller double bedrooms have en suite shower rooms and the study has two Velux windows framing one of the best views over the loch.

Garage

Killellan has a double garage and plenty of space to park outside the house.

Garden

Killellan is set in a neat landscaped garden filled with interesting trees and shrubs that provide year round colour. There is a paved terrace at the western end of the property which is ideal for sitting out in summer evenings.



DIRECTIONS

From Perth take the A85 west through Crieff, Comrie and St Fillans until entering Lochearnhead at the western end of Loch Earn. Pass the Clachan Cottage Hotel on the right and then take the second turning on the right, into Auchraw Terrace and then first right into Vorlich Road. Killellan is the last house on the left hand side of the no through road.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills
— 01738 477525.

Services

Oil fired central heating (with hot water boosted by solar panels).
Mains water, electricity and drainage.

Local Authority & tax band

Stirling Council Tax Band G

Conservation Area

The Loch Lomond and the Trossachs National Park.

Fixtures & Fittings

The fitted carpets and curtains are included in the sale. The washing machine, tumble drier and televisions are excluded from the sale.

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.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Photos taken and brochure produced September 2019

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Approximate Gross Internal Floor Area

House: 271.27 sq.m (2920 sq.ft)

Garage: 47.57 sq.m (512 sq.ft)

For Identification Only. Not To Scale.

