



WESTHOLME
DRUMMOND LANE
ST FILLANS
PH6 2NB

GUIDE PRICE £245,000



ST FILLANS LIES AT THE EASTERN END OF LOCHEARN AND IS WITHIN THE LOCH LOMOND AND TROSSACHS NATIONAL PARK WITH ITS RECREATIONAL FACILITIES AND ACTIVITIES ON OFFER. THE DELIGHTFUL ST FILLANS GOLF COURSE IS APPROX 1/2 MILE FROM THE PROPERTY, THE VILLAGE SHOP AND LOCH EARN ARE APPROX 5 MINS WALK. THERE ARE MANY INTERESTING WALKS AND MOUNTAIN BIKING ROUTES NEARBY. THE LARGER VILLAGE OF COMRIE APPROX 5 MILES TO THE EAST HAS A GOOD SELECTION OF SHOPS AND AMENITIES INCLUDING POST OFFICE , DOCTORS SURGERY AND PRIMARY SCHOOL. BUS SERVICE TO PERTH VIA COMRIE AND CRIEFF. THERE IS A PRIMARY SCHOOL IN COMRIE AND A SECONDARY SCHOOL IN CRIEFF PLUS MORRISONS ACADEMY, ALSO IN CRIEFF.

WESTHOLME IS A BEAUTIFUL SEMI-DETACHED STONE BUILT COTTAGE NESTLING IN A QUIET LANE IN THIS PICTURESQUE VILLAGE. ENJOYING FABULOUS VIEWS IT OFFERS FLEXIBILITY OF ACCOMODATION AND WOULD SUIT MANY PURCHASERS NEEDS. A SEPARATE OUTBUILDING TO THE REAR COULD BE USED AS ADDITIONAL ACCOMODATION, PLUS THE LARGE GARAGE OFFERS IDEAL HOBBY/WORK SPACE. LIGHT AND POWER.

ENTRANCE PORCH / SUN ROOM 10'2 X 7
Double glazed entrance door and windows with timber surrounds and sills offering fantastic views over towards the hills. Radiator. T.V. point. Fitted carpet. Double doors to the hall.

HALL : Carpeted staircase with handrail. Skylight window. Radiator

LOUNGE 15'8 x 13'3
A bright room with three windows with deep sills enjoying stunning views over the garden and hills beyond . Tiled open fireplace. 2 Radiators. Plasterwork coving, centre rose. Satellite T.V. point. Fitted carpet.

DINING ROOM 15'8 x 13'5
A spacious formal dining room with front facing window. Built in book case and tiled open fire. Feature plate shelf . Plasterwork coving, centre rose. T.V. point. Fitted carpet. Door to small office fitted with custom built desk and shelves. Telephone point

REAR HALL Skylight window. Built in dresser. Radiator. Fitted Carpet. Door to rear Garden.

UTILITY ROOM / DOWNSTAIRS W.C. 6'1 x 5'7
White W.C. and wash hand basin. Double glazed Velux window. Worcester central heating boiler. Fitted carpet. Hatch to roof space.

KITCHEN (extending from rear hall) 12' x 5'11
A bright galley style kitchen with wide window enjoying excellent views to the rear garden and hills beyond. This fitted kitchen has an array of wall and floor mounted units, incorporating a stainless steel sink with side drainer. Space for free-standing electric cooker and under counter fridge and freezer. Ceramic tiled splashback. Fitted carpet and vinyl flooring.

UPPER FLOOR LANDING Hatch to roof space. Light over staircase

MASTER BEDROOM 15' x 11'4 (Excluding wardrobes)
Double bedroom with cottage style windows to the front with views to the hills . Built in wardrobes with sliding mirror doors, shelves and hanging rail. Built in cupboards. Radiator. T.V. point. Slightly coomed ceiling.

BEDROOM 2 14'11 x 13'3
A second double bedroom with cottage style window with views to the hills at the front. Window seat with storage below. Radiator. Fitted carpet. Slightly coomed ceiling.

BATHROOM 8'1 x 6'6
Window to rear. A most attractive bathroom with white sanitary ware comprising: W.C. , pedestal wash hand basin and bath with Mira Sport shower over. Fully tiled around the bath and to dado height with limestone tiles. Radiator. Fitted carpet.

GARDENS
Enclosed to all sides. The front gardens of Westholme are beautifully laid out with well stocked established borders. The garden to the rear has a paved patio and circular lawn bounded by a low stone wall. Gravelled drive offering ample parking. Central heating oil tank behind fenced area.



OUTBUILDING : A timber chalet situated in the rear garden offering possible guest accommodation or other uses.

ENTRANCE ROOM 1 9'10 x 7'1
Pendant light. Fitted carpet. Presently used as utility room. Plumbed for washing machine. Door to WC.

WC 5'7 x 4'3
Frosted window. Pedestal wash hand basin and WC. Heatrae Sadia water heater. Fitted carpet. Heated towel rail.

ROOM 2 10'3 x 9'6
Window to the side . Dimplex storage heater. Fitted carpet. French doors to conservatory.

CONSERVATORY 10'4 x 8'3
Lean to conservatory with sliding patio door to paved area of rear garden.

GARAGE
A single timber garage with pitched roof and up and over door. Windows to the side ,space for work bench. Power and Light. Lean to shed at the rear.

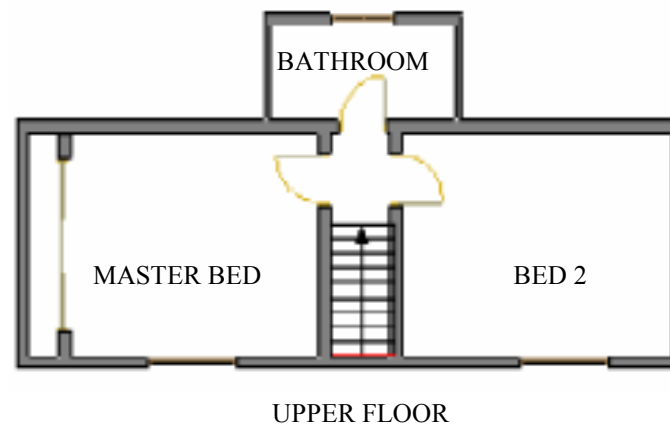
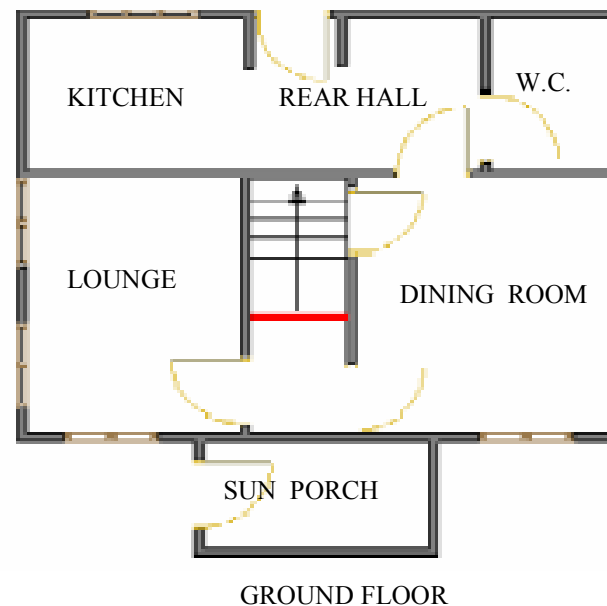
A lovely little timber built "Wendy" house with stable door and windows to front and side.

These particulars are believed to be correct although no warranty is given and they will not form part of any contract to follow hereon.

All measurements have been taken using a sonic tape measure and may be subject to a small margin of error

There may be title conditions affecting this property.

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