



Fernlea, Callander, FK17 8EL
Offers Over £350,000



MONARCH
LEGAL



Set within a generous plot in sought-after Callander, Fernlea, Ancaster Road is a substantial and highly versatile detached home extending to approximately 1,980 sq ft, offering flexible accommodation ideally suited to modern family living.

The property is arranged over two levels and provides an excellent balance of reception and bedroom space. At the heart of the home is an impressive dual-aspect living room, extending over 23 feet in length, offering a wonderfully spacious setting for everyday living, relaxing and entertaining. A separate dining room connects conveniently to the kitchen, creating a sociable hub for family meals and gatherings, while a practical utility room adds valuable everyday convenience.



MONARCH
LEGAL



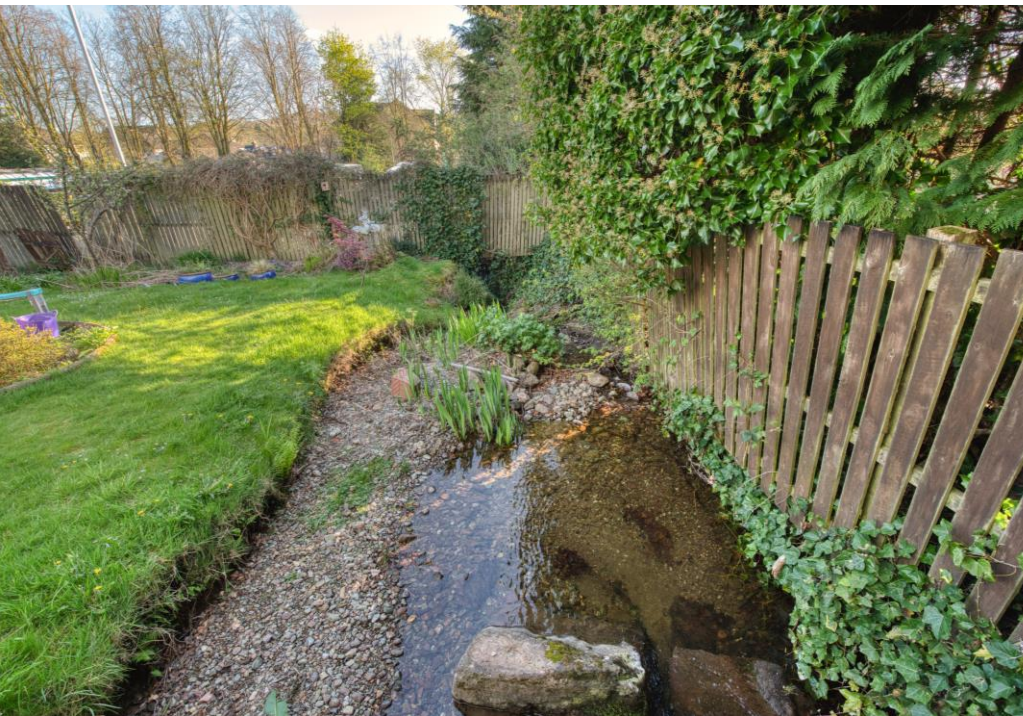


The ground floor also benefits from two generous double bedrooms, alongside a shower room, making this an ideal layout for those seeking accessible accommodation, multi-generational living, or flexible use as guest bedrooms, hobby rooms or additional reception space. A separate home office provides an excellent work-from-home setup, tucked away from the main living accommodation.

Upstairs, the property continues to impress with a further double bedroom, a separate sitting room, shower room and WC, together with a substantial attic room offering exceptional flexibility - whether as studio space, storage, hobby area or potential ancillary accommodation (subject to any necessary consents).



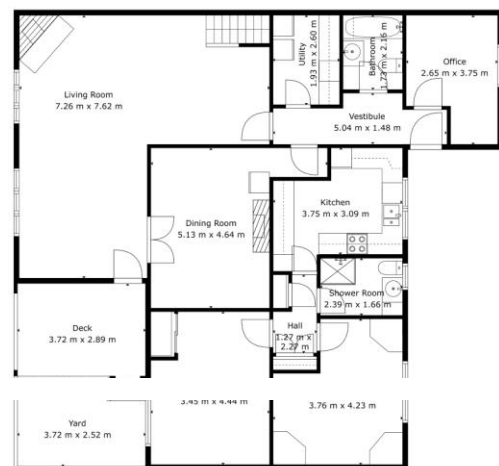
MONARCH
LEGAL



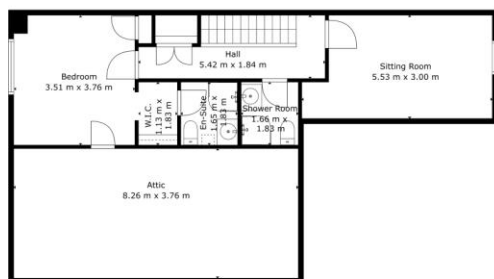
Fernlea, Ancaster Road,
Callander, FK17 8EL

Approx. Gross Internal Area:
1980.56 Sq Ft (184 Sq M)

For Identification purposes only. Not to scale.



Ground Floor



1st Floor

Located in the heart of picturesque Callander, often regarded as the gateway to the Loch Lomond & The Trossachs National Park, Ancaster Road enjoys a superb setting within one of Scotland's most sought-after rural towns. Surrounded by stunning scenery, rolling countryside and woodland walks, the area offers an exceptional lifestyle for those seeking outdoor adventure alongside everyday convenience. Callander itself boasts a charming selection of independent shops, cafés, restaurants, schooling and local amenities, while excellent road links provide easy access to Stirling, Perth and Glasgow, making it an ideal location for commuters, families and those looking to enjoy a quieter pace of life without feeling remote.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.