



 **RETTIE**

# DALCHON

KINLOCHARD | STIRLINGSHIRE

 **RETTIE**









## Accommodation

**Ground Floor:** Entrance Hallway, Sitting Room, Breakfasting Kitchen, Dining Room, 3 Double Bedrooms, WC and Bathroom.

**Exterior:** Generous wrap around gardens with ample car parking. Garage with adjoining car port, timber shed, workshop and log store. Greenhouse.

Located off a quiet road with a spectacular backdrop of the Trossachs and wonderful southerly views overlooking Loch Ard.

**About 0.49 Acres.**

# DALCHON

**KINLOCHARD, STIRLINGSHIRE, FK8 3TL**

A charming and spacious detached bungalow with generous garden ground surrounded by scenic countryside and enjoying spectacular views overlooking Loch Ard.





#### SITUATION

Dalchon is situated in the peaceful village of Kinlochard located to the western end of Loch Ard on the outskirts of the village of Aberfoyle in the heart of the Loch Lomond and Trossachs National Park. The village benefits from a Village Hall, where community events such as wellness days, concerts and art classes are held, and it hosts clubs such as the local book group. At the Village Hall there is some land in community ownership, with a community orchard and access to the loch for cold water swimming, canoeing and paddleboarding. Also nearby is the MacDonald Forest Hills Hotel & Spa with gym and leisure club membership available.

Kinlochard is still evolving, at first a tiny hamlet, followed by the addition of several large houses, it became a significant Forestry village. Kinlochard continues to develop as a popular community and holiday location. The gem of the place remains Loch Ard, peaceful, beautiful, and ever changing in its appearance. Loch Ard is surrounded by many miles of forest trails suited for walking, mountain biking and horse riding. There is a local Royal Yachting Association, affiliated dinghy sailing club and a watersport centre at Forest Hills. No powered craft are permitted to preserve the tranquillity. The loch is stocked with trout and is popular with sailors, anglers, and paddleboarders.

The nearby village of Aberfoyle is approximately 4 miles away and benefits from a supermarket, cafes, butcher, medical centre, pharmacy, and other local services, including the local Primary School and community owned petrol station. Secondary schooling is available at McLaren High School in Callander, which provides an additional range of local services and amenities.

The surrounding countryside in the Loch Lomond and Trossachs National Park offers a wealth of outdoor recreational opportunities including walking and cycle trails, jogging, and running routes as well as hill-walking opportunities. Nearby, Go-Ape in Aberfoyle provides treetop adventures. Aberfoyle also has a challenging and scenic 9 hole Golf Course. Nick Nairn's restaurant and Cook School is located east of Aberfoyle.

Stirling is approximately 25 miles away and in addition to its historical attractions such as Stirling Castle, the Wallace Monument and Bannockburn, offers a wide range of retail, sports and other leisure opportunities. These are supplemented by those available in Glasgow (about 28 miles), Scotland's largest city. Stirling University has an arts centre and sports facilities. Both Edinburgh and Glasgow airports are within comfortable driving distance of Loch Ard.

#### GENERAL DESCRIPTION

Dalchon is a delightful detached single-story house built in the 1960s and occupying a wonderful position amongst generous gardens of about 0.49 acres close to the shoreline of Loch Ard. The house is approached via a private gated entrance with a large parking area and offers spacious living accommodation over one level. The property is in good order however it requires some refurbishment and renewal of kitchen and bathroom fittings to develop it into a contemporary dwelling. Dalchon is of Dorran construction. Remedial works were undertaken in the mid-1980s with new foundations and outer brick skin constructed. The roof tiles were renewed in 2023. The Home Report comments further and there is also a report from Narro Associates, Structural and Civil Engineers.

The accommodation can be described more fully as follows:

The main entrance into the house is sheltered beneath an overhanging porch with external drop light. A part glazed door opens into the Entrance Hall giving access to the full accommodation which is arranged over one level. Accessed off the Hall is the Sitting Room with natural light flooding in from the large bay window which provides a wonderful view overlooking the Loch Ard towards the forest beyond. The fireplace with stone surround provides a heartening central point. A part glazed door provides access to the Breakfasting Kitchen which has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a stainless-steel sink and drainer, and a freestanding electric cooker with extractor fan above. The kitchen benefits from a large storage cupboard, ceiling spotlights and a set of windows providing a lovely outlook over the rear garden area and hills beyond. The loft can be accessed via a hatch in the kitchen. A part glazed door provides access to the utility room with a worktop, storage cupboard and a glass partition. A door provides access to the driveway and garden grounds.









From the kitchen a part glazed door opens to the spacious dining room with dual aspect views offers an ideal entertaining space. Accessed off the hall is the bathroom with bath unit, WC, wash hand basin with mirror and light above and wall mounted towel rail. Adjacent is a separate WC with wash hand basin with vanity mirror above. Completing the accommodation are three double bedrooms all with fitted wardrobes.

The property benefits from a new roof and oil fired central heating.

Dalchon has generous, well-proportioned accommodation that offers flexibility of use. Clever use has been made of large windows, a bay window and part glazed doors all maximising natural light and splendid views overlooking the surrounding countryside and Loch Ard.

#### GARDEN

Accessed off the minor road, the house is approached via a private gated entrance and occupies a mature plot of about 0.49 acres which wraps around the house. The garden ground has a sense of privacy and seclusion bounded by established hedging. There are a range of shrubs which provide year-round colour and interest. A stone pathway leads to the front of the house with herbaceous border and the rear garden is predominately laid to lawn with a gravel path leading to a timber pedestrian gate which provides access to the roadside.

There is a large gravel driveway which offers ample parking adjacent to the property and provides an approach to the large garage with adjoining lean-to. There is a collection of timber garden sheds and a workshop all with electric light and power. The garden also benefits from a greenhouse and log store.

A notable feature of the garden are the specimen trees which include Oak, Birch and Holly.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK8 3TL

##### Directions

From Aberfoyle Village, continue along Loch Ard Road/B829 for approximately 4.4 miles. Arriving in Kinlochard village take the first left, passing Kinlochard Village Hall on your right and Dalchon will be situated approx. 200 yards on your left-hand side with the house name on the driveway.

##### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

##### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

##### Services

Mains water and electricity. Oil fired central heating. Private drainage to septic tank.

##### Local Authority

Stirling Council, Viewforth, Stirling, FK8 2ET (Tel: 0845 277 7000)



Council Tax  
Band F

EPC Rating  
Band E

#### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. As disclosed above Dalchon is originally of Dorrans construction. Remedial works were undertaken in 1986 and the Home Report and further report from Narro Associates provides further comment.

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

#### Solicitors

Mitchells Robertson, George House, 36 North Hanover Street, Glasgow G1 2AD. Tel: 0141 552 3422.

#### Servitude Rights, Burdens & 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 or not referred to above.

#### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

In addition, our social media platforms are facebook.com, RettieTownandCountry, twitter.com, RettieandCo, Instagram and LinkedIn.

#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact 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.

3. 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.

#### Important Notice

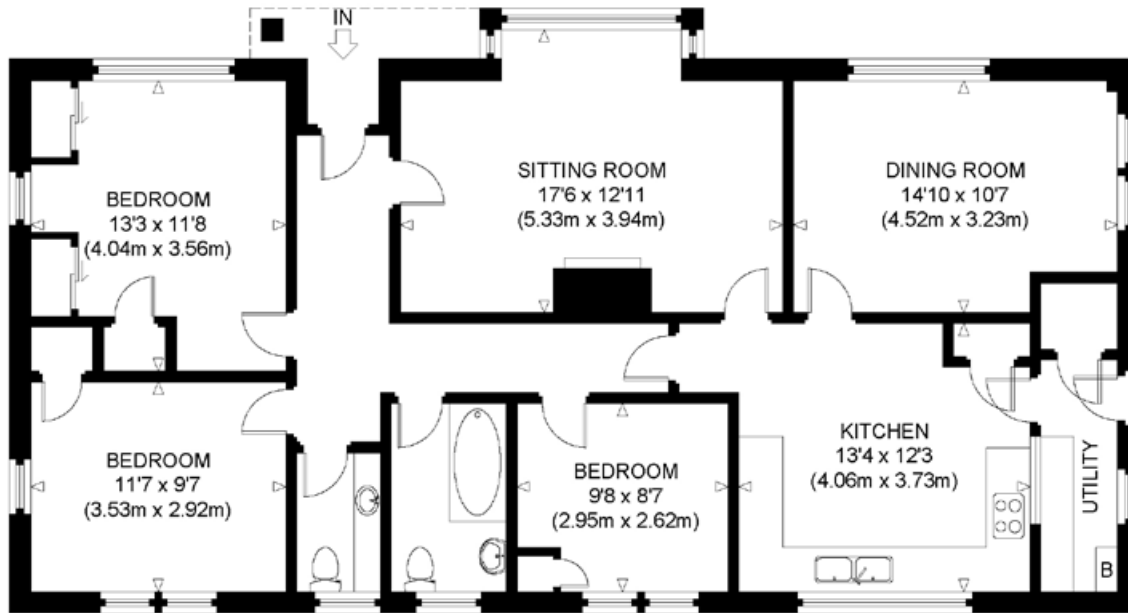
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



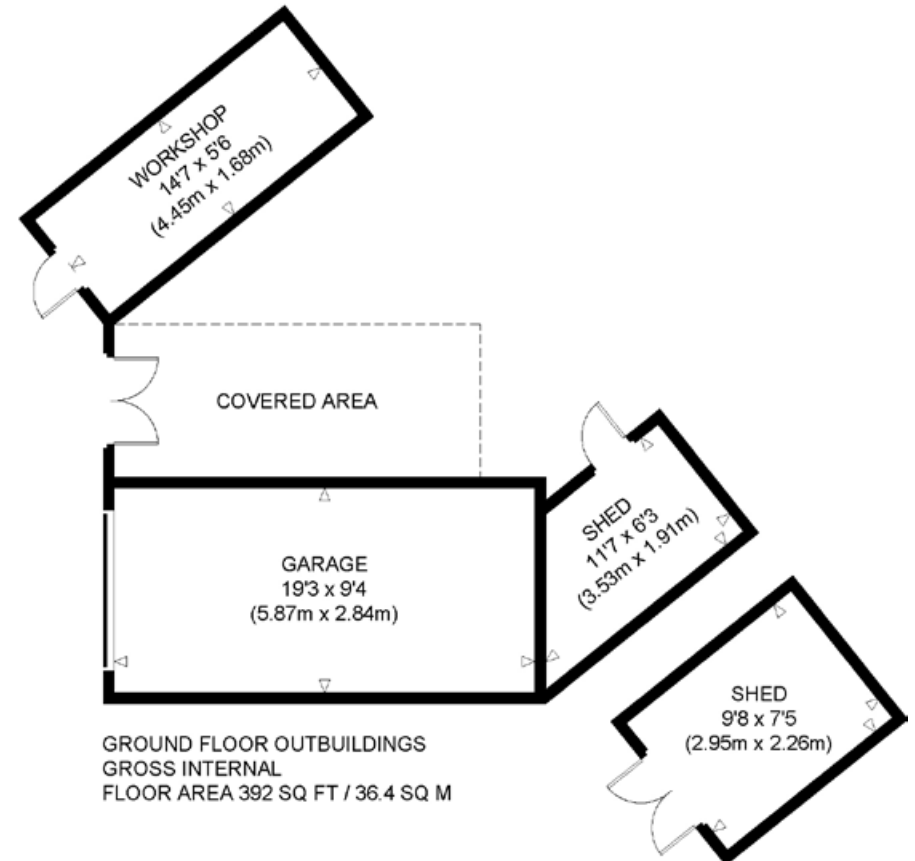


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1167 SQ FT / 108.4 SQ M

DALCHON

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1167 SQ FT / 108.4 SQ M  
EXTERNAL OUTBUILDINGS FLOOR AREA 392 SQ FT / 36.4 SQ M  
TOTAL COMBINED FLOOR AREA 1559 SQ FT / 144.8 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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GROUND FLOOR OUTBUILDINGS  
GROSS INTERNAL  
FLOOR AREA 392 SQ FT / 36.4 SQ M













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**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.