



LECKINE

Lochearnhead, Stirlingshire, FK19 8PY



An aerial photograph of a large body of water, likely a lake or reservoir, in the foreground. The water is dark and calm. Along the shoreline, there is a small settlement with several houses and buildings. The surrounding landscape is hilly and covered in a mix of green grass and bare, brown trees, suggesting a late autumn or winter setting. In the background, there are large, rugged mountains with patches of snow or light-colored rock. The sky is blue with scattered white clouds. The word "RETTIE" is overlaid in the upper right corner in a bold, dark blue font with a white outline. A white vertical line extends from the bottom of the text box down towards the shoreline.

RETTIE

LECKINE

Lochearnhead, Stirlingshire, FK19 8PY

A detached cottage set in the picturesque Loch Lomond and Trossachs National Park, which provides well-proportioned living accommodation.

Situated amongst stunning countryside with wonderful views overlooking Loch Earn and Ben Vorlich beyond.

Summary of Accommodation:

Ground Floor:

Entrance Hall, Sitting Room, Study, Dining Room, Kitchen, Three Bedrooms, Shower Room, Rear Porch.

Exterior:

Generous private garden. Detached Garage. Garden Sheds.



LECKINE

Lochearnhead, Stirlingshire, FK19 8PY



3



3



1

Situation

Leckine is situated in an elevated position off the A85 in the scenic village of Lochearnhead, approximately 30 miles from Stirling. Lochearnhead is situated at the western end of Loch Earn, a gently lapping Highland loch dramatically edged by mountains at the western edge of Strathearn. The village services the large numbers of visitors who come to the loch which is a popular centre for fishing and a wide range of water sports including sailing, water-skiing, wake-boarding and canoeing. There is also the Clachan Cottage Hotel and a village shop.

The A85(T) at Lochearnhead is one of the main trunk routes to Argyll and Oban, the Ferry Gateway to the Argyll Islands, which is approximately a one and a half hour's drive. Over the years the locality has proved consistently popular with those who value its relative peace and tranquillity alongside its ease of communications back to both the Central Belt and the West Coast.

Balquhider (approximately 7 miles away) is a scattered community of rural dwellings lying within the Glen of Balquhider in the Loch Lomond and Trossachs National Park. It is situated to the west of the A82 which links Stirling to Lochearnhead and connects thereafter to the A85, the main trunk route to Argyll and Oban. Balquhider is famed as the resting place of Rob Roy MacGregor and is home to the well-renowned and popular Monachyle Mhor Country House Hotel and Restaurant.

Nearby, Strathyre has the popular Craggan Inn as well as further restaurants. Callander has a good range of shops as well as a supermarket. Edinburgh and Glasgow and their respective international airports are just over an hours drive. There are also rail links from Stirling to Edinburgh and Glasgow.



Loch Voil is well known for its peace and tranquillity and magnificent scenery and also offers sailing and fishing opportunities with nearby Loch Earn, a well-known and popular Watersports Centre. There are Golf Courses at St Fillans, Crieff, Callander and Comrie as well as the famed Golf Courses and Leisure Amenities of Gleneagles Hotel. The surrounding countryside offers a wealth of opportunity for outdoor pastimes and pursuits including both hill walking and deer stalking. There are also many beautiful walks in the vicinity of Loch Voil.

Stirling is the principle city of the Central Scotland region and has a wide variety of retail, professional and leisure facilities. Locally both the M80 and M9, and a main line rail service gives good access to Glasgow, Edinburgh and Perth as well as to Glasgow and Edinburgh Airports via motorways.

There is primary education in Strathyre and Comrie and secondary education in Crieff High School and McLaren High School in Callander. The high school was awarded the Scottish Secondary School of the year 2024 by the Sunday Times. In addition, there are a wide range of private schools available including Ardvrek Preparatory School and Morrisons Academy both in Crieff and Glenalmond, Strathallan near Perth and further schools in Edinburgh and Glasgow.

General Description

Leckine sits in an elevated position with fantastic views overlooking Loch Earn. The house is accessed via a private track road that sweeps towards the house and provides parking as well as access to the detached garage. Leckine is of Dorran Construction. Stone steps rise to the main entrance into the house which is sheltered beneath an overhanging porch. A solid timber door opens into the Entrance Hall giving access to the accommodation which is set across one level.

A door provides access to the Sitting Room which is generously proportioned and flooded with natural light via the large bay window, providing a wonderful outlook over Loch Earn and the surrounding countryside. The log burner with stone hearth provides a heartening focal point. A part glazed door opens to the Study area which benefits from a dual aspect view. Adjacent is the Dining Room which offers an ideal space for entertaining when occasion demands. There is a serving hatch which connects to the Kitchen. The Kitchen has been fitted with a generous array of kitchen units providing ample storage with worktops. The units incorporate a stainless-steel sink with drainer, gas hob and oven and grill below. There is a breakfast bar which provides a more relaxed dining area. The kitchen benefits from ceiling spotlights and a traditional pulley. Accessed from the kitchen is the rear porch which provides access to the garden area.

Accessed off the Hallway are two Double Bedrooms both with a dual aspect and built in wardrobes. Completing the accommodation is the third Bedroom and the Shower Room with walk in shower, WC, wash hand basin with storage cupboards below and wall mounted vanity unit above, wall mounted mirror with glass shelf below and wall mounted towel rail.



Leckine extends to about 1,152 sq ft (107.1 sq.m) The accommodation is spacious, and clever use has been made of large windows, bay window, and glazed doors all maximising natural light and views overlooking Loch Earn and the surrounding countryside.

GARDEN

The garden surrounds the house attractively, bounded by a stone wall to the front and a timber and wire fence to the rear. Sheltered by mature trees and burgeoning shrubbery, it is something of a protected haven providing a sense of privacy and seclusion. The garden benefits from established borders and beds with numerous spring bulbs, which provide year-round colour and interest.

There are a couple of garden sheds providing ample storage space for garden machinery. Adjacent to the house is the detached Garage with up and over door and electric light and power.

GENERAL REMARKS AND INFORMATION

Leckine is of Dorran Construction and may not be mortgageable.

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK19 8PY

Fixtures and Fittings

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

Classifications

Council Tax Band C

EPC Rating – Band F

Tenure

Freehold

Services

Mains electricity. Private water supply (spring fed). Private septic tank. Oil-fired central heating.



Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.

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

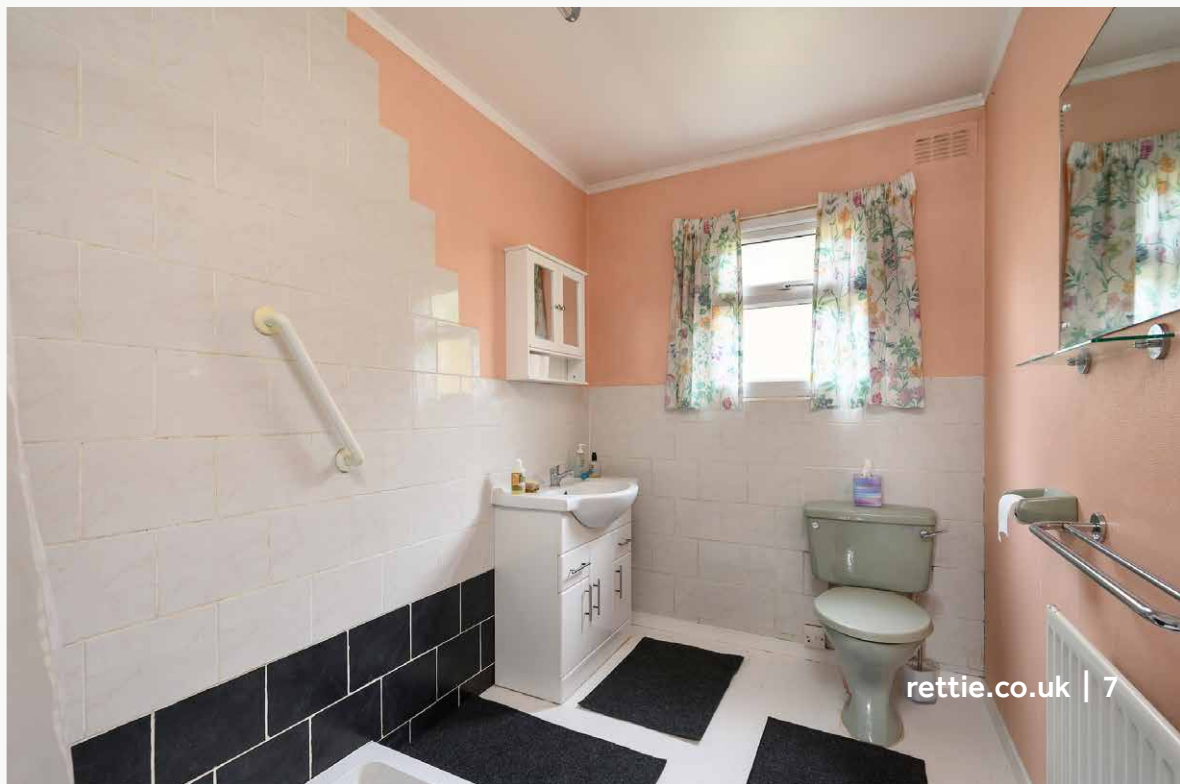
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

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 agents, 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

Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

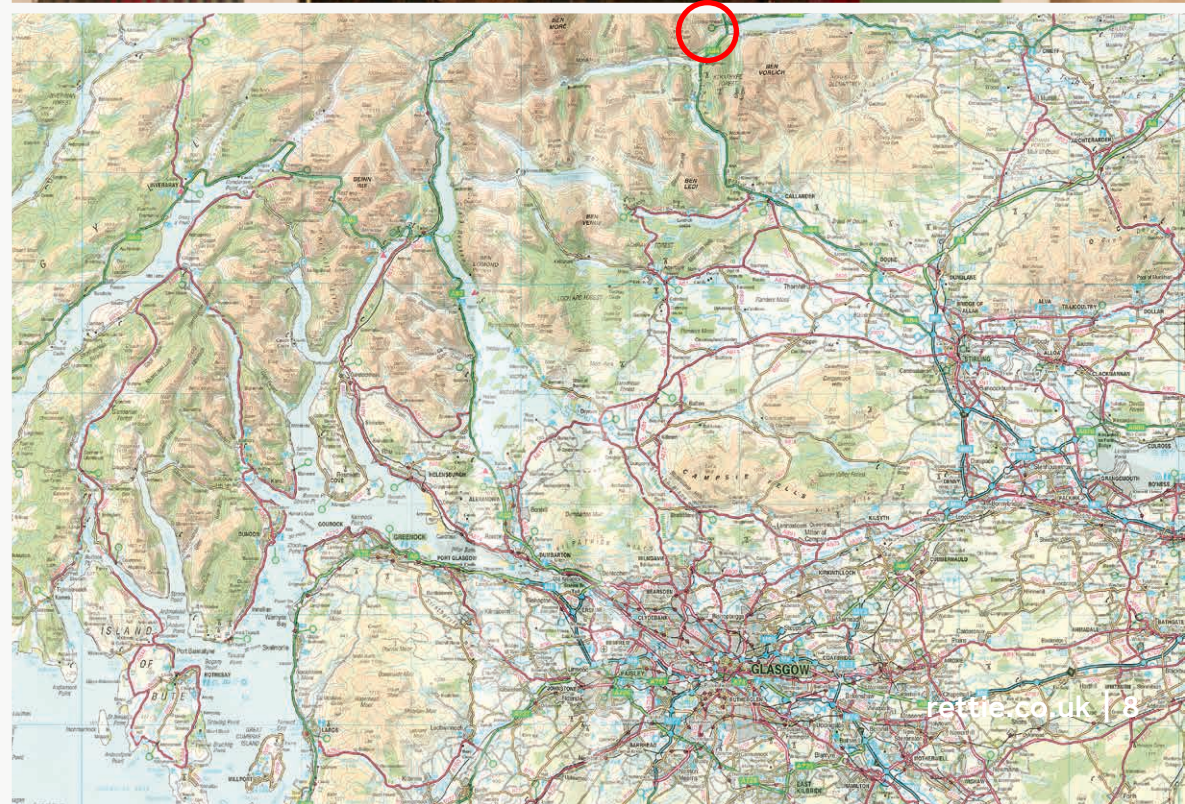
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.

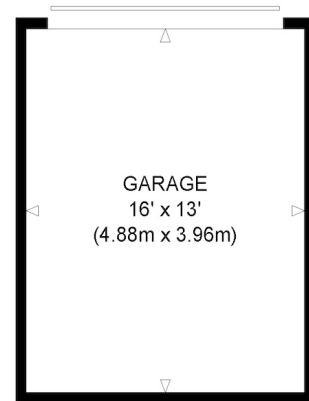
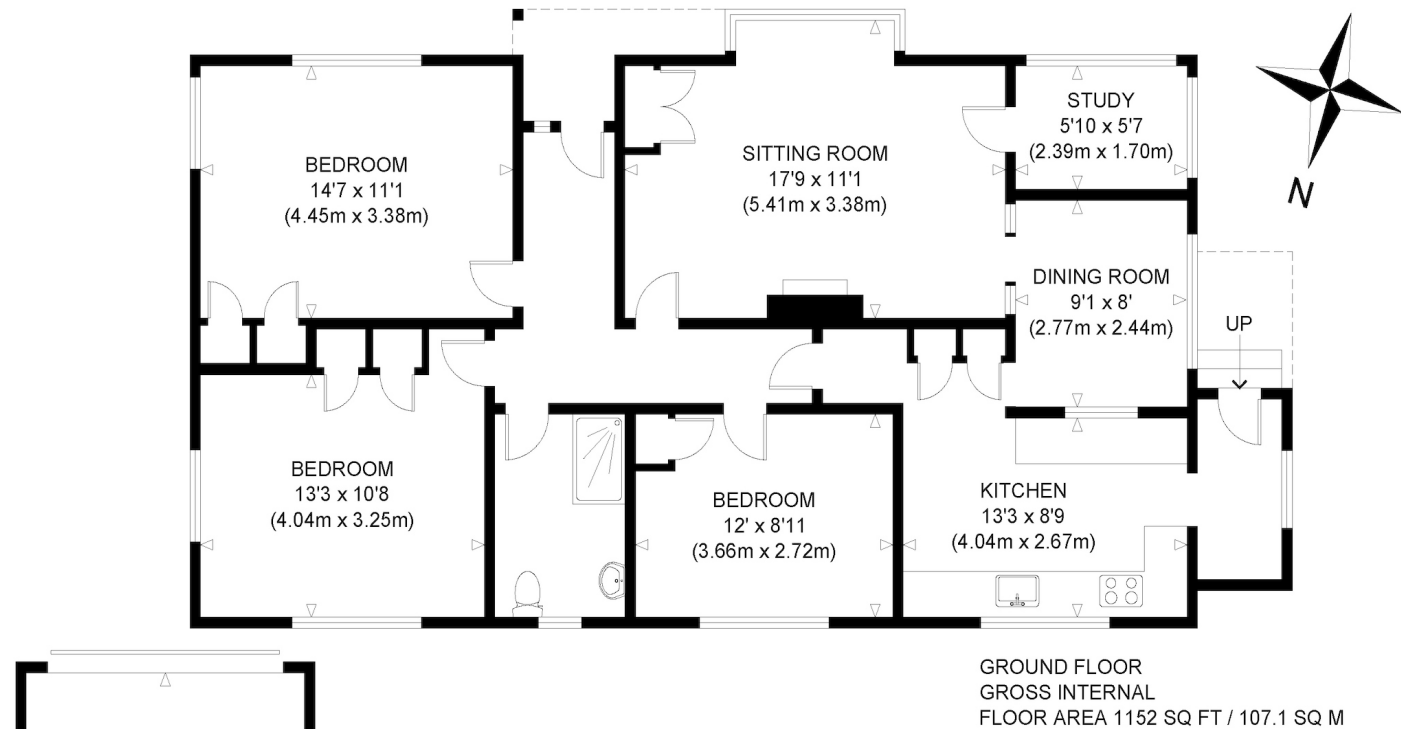
Proof and Source of Funds/Anti Money Laundering

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.







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 208 SQ FT / 19.4 SQ M

LECHINE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1152 SQ FT / 107.1 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 208 SQ FT / 19.4 SQ M
 TOTAL COMBINED FLOOR AREA 1360 SQ FT / 126.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
 Edinburgh
 EH3 6DH



RETTIE

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.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

