



22 ROBERTSON WAY
Callander, Stirlingshire, FK17 8JF





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A beautifully appointed contemporary family home extending to approximately 2,790 sq ft, set within one of Callander's most desirable residential developments. Combining stylish open-plan living, five generous bedrooms and exceptional landscaped gardens with nearby access to NCN7 and the Falls of Bracklinn, 22 Robertson Way offers an outstanding balance of modern comfort and outdoor lifestyle within the heart of the Trossachs.

Accommodation:

Ground Floor:

Reception hallway, open-plan kitchen/dining room, sitting room, family room, garden room, utility room, cloakroom/WC

First Floor

Principal bedroom with dressing room and en suite shower room, guest bedroom with en suite shower room, three further double bedrooms, family bathroom.

Gardens & Grounds

Monoblock driveway, integrated double garage, landscaped gardens, "safari-style" gazebo, insulated garden studio/bar, raised beds, wildflower meadow area, communal residents' green space.



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Situation

Situated within the highly regarded town of Callander, 22 Robertson Way enjoys an attractive setting in the eastern reaches of the Loch Lomond & The Trossachs National Park, an area renowned for its outstanding scenery and exceptional outdoor lifestyle. A particularly appealing feature of the property is its immediate access to National Cycle Network Route 7 (NCN7), which runs directly beside the development and provides excellent walking and cycling routes through the surrounding countryside, including routes to the popular Falls of Bracklinn.

Callander is a thriving and popular town offering an excellent range of amenities including convenience stores, cafés, restaurants, medical and dental practices. Education and leisure facilities are particularly well served by the town's £23 million Integrated Learning Campus, incorporating a well-regarded High School, new Primary School and Nursery, together with a leisure centre featuring a swimming pool, gym and extensive exercise classes.

The surrounding National Park offers an exceptional range of outdoor pursuits including hill walking, cycling, sailing, fishing and water sports across its many lochs, rivers and woodland trails. There are also several scenic local golf courses nearby, including Callander, Aberfoyle and Drymen, alongside the prestigious Loch Lomond Golf Club. Despite its idyllic setting, Callander remains highly accessible, with the A84 providing direct access to Stirling and onwards to both Glasgow and Edinburgh, while both Edinburgh Airport and Glasgow Airport are reachable in around an hour.

General Description

22 Robertson Way is an exceptional contemporary family home extending to approximately 2,790 sq ft, occupying an attractive position within a highly regarded residential setting. Thoughtfully designed with modern family living in mind, the house offers bright and versatile accommodation over two levels, complemented by an integral double garage and beautifully landscaped gardens.

A generous monoblock driveway provides ample private parking and leads to the integral double garage with remote controlled electric door, while the front gardens are neatly lawned and framed by established planting, creating an attractive first impression. Internally, the welcoming reception hall offers two useful storage cupboards and access to a cloakroom/WC. The reception hall opens into the impressive central hallway, which further benefits from understairs storage.





The heart of the house is undoubtedly the expansive open-plan kitchen and dining room, designed for both everyday living and entertaining. Fitted with an excellent range of contemporary wall and base cabinetry with extensive work surfaces, the kitchen incorporates a range of integrated appliances including a double oven, integrated microwave/grill, dishwasher and a five-ring hob with extractor above. A large sink with mixer tap, breakfast station for teas and coffees and generous dining area enhance the sociable feel of the space, while large windows overlook the side gardens and fill the room with natural light.

The adjoining garden room provides a wonderfully bright additional reception space with doors opening directly onto the gardens and patio, creating an excellent connection between indoor and outdoor living.

A separate utility room provides further storage and laundry facilities, incorporating additional wall and floor units, integrated fridge freezer, a single sink with drainage boards and a traditional clothes pulley. A door leads directly out to the garden, while internal access is provided to the integral double garage.

The principal sitting room is particularly elegant, centred around a contemporary remote-controlled gas fireplace with granite and limestone surround, while dual-aspect windows ensure excellent natural light throughout the day and pleasant views towards both the front and rear gardens. A substantial family room forms an excellent everyday living space, beautifully connected to the gardens through French doors opening directly onto the rear terrace.

The first floor accommodation is arranged around a spacious landing featuring bespoke tartan carpeting designed specifically for the property and providing access, via a loft ladder, to a partially boarded loft, and comprises five well-proportioned bedrooms.



The principal bedroom suite enjoys a peaceful double aspect over the gardens, with doors opening onto a Juliet balcony fitted with shutters. Additionally, there is a dedicated dressing room with extensive open shelving and hanging space. The luxurious en suite bathroom is fully tiled and fitted with twin wash hand basins with storage beneath, heated towel rail, WC, large double shower and open shelving.

A second bedroom benefits from fitted wardrobes with sliding doors, dual-aspect windows with fitted shutters and an en suite shower room comprising WC, wash hand basin, double shower and heated towel rail. One of the further bedrooms also enjoys a charming Juliet balcony overlooking the gardens, while the remaining bedrooms are all generous doubles with integrated wardrobes. The family bathroom is fitted with bath, separate shower, WC, wash hand basin and heated towel rail, while all bathrooms throughout the property further benefit from heated mirrors designed to prevent misting, completing the accommodation.

Externally, the gardens have been thoughtfully landscaped to create a series of attractive outdoor spaces with a strong sense of privacy and seclusion. Areas of lawn are interspersed with paved terraces, artificial grass sections, raised flower and vegetable beds, mature trees and established planting, including a natural wildflower meadow area, creating a colourful setting throughout the seasons.

A charming "safari style" gazebo provides an ideal space for outdoor dining and entertaining benefiting from both heating and lighting, while a fully insulated garden studio, currently arranged as an outside bar and entertaining space, offers excellent versatility for home working, hobbies or relaxation. The garden further benefits from external lighting, power points, water supply and an integrated outdoor sound system.

Beyond the rear garden lies an attractive communal green space backed by a small wood, maintained as part of the wider development and available for the enjoyment of residents, further enhancing the beautiful setting and sense of space surrounding the property.

Additional features include solar panels contributing towards the domestic hot water supply, two Hive thermostats, a hardwired Ring doorbell and an integrated entertainment system incorporating discreet ceiling speakers throughout the principal ground floor rooms, principal bedroom, en suite and main bathroom, as well as external garden speakers.

GENERAL REMARKS AND INFORMATION

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 FK17 8JF

Factor Fees

Approximately £18 per month (this can vary) for the upkeep of communal areas

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Other furniture may be available for separate negotiation.



Classifications

Council Tax - Band G
EPC Rating – B

Solicitor

McClean & Stewart - 51/53 High Street, Dunblane, FK15 0EG. 01786 823217.

Local Authority

Stirling Council, Callander Library (South Church Street, FK17 8BN). 01786 404040. For specific local services in Callander, the library can be reached at 01877 331544.

Tenure

Freehold

Services

Mains water, drainage and electricity. Gas central heating. Fibre broadband at the property with full fibre available. Solar panels.

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 www.rettie.co.uk 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 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.
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:

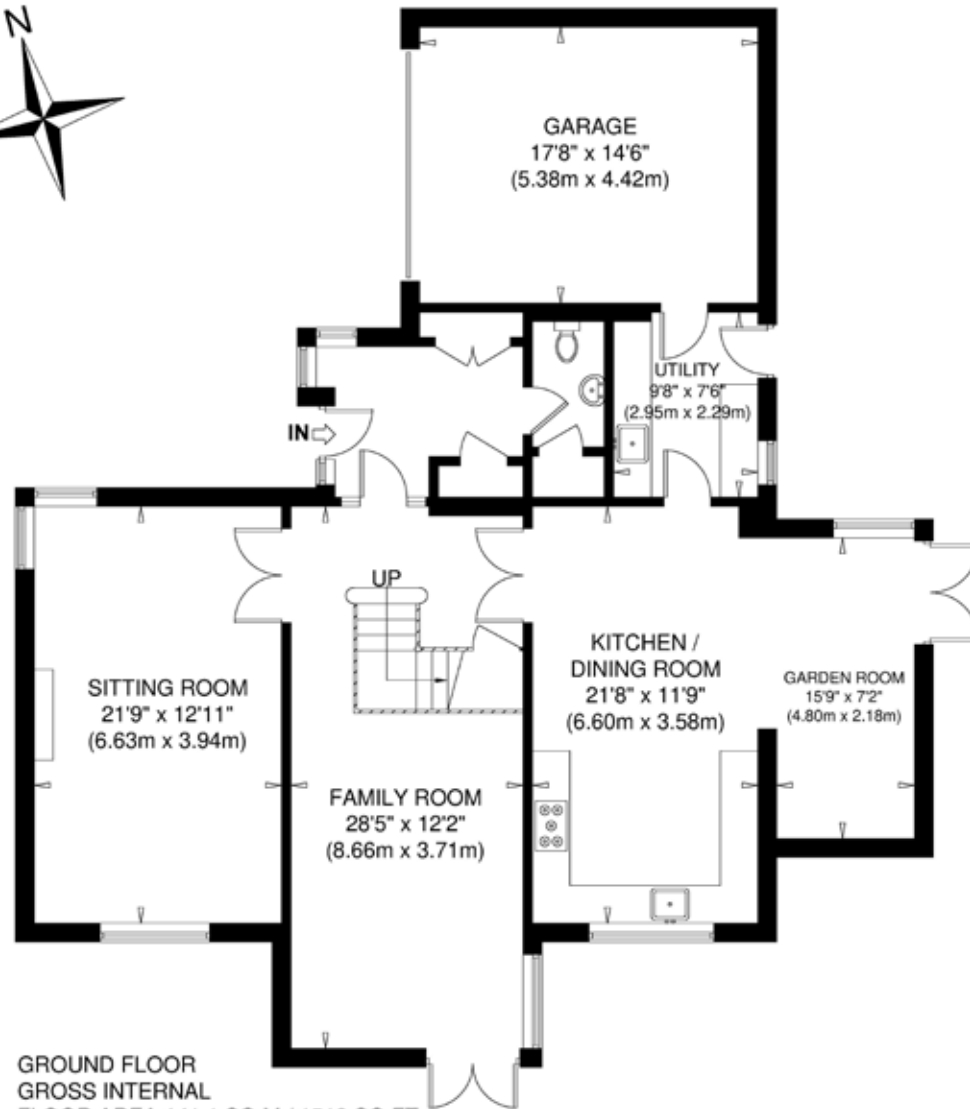
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

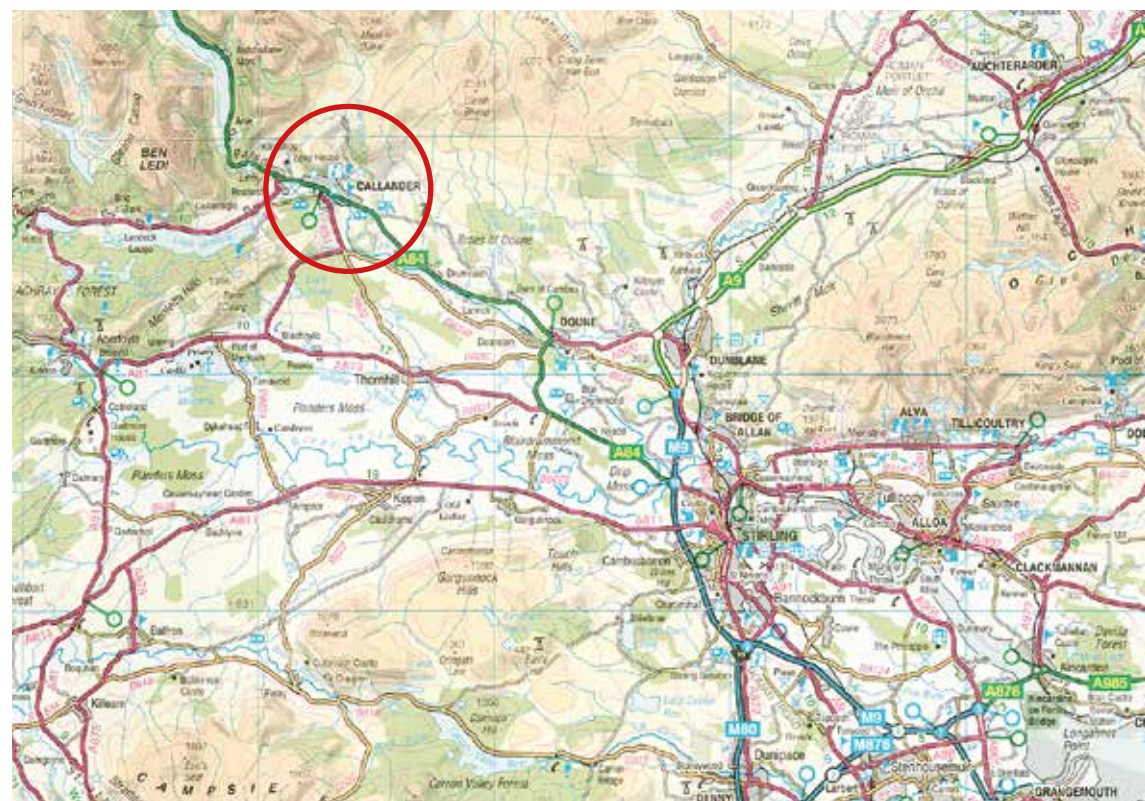
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.





ROBERTSON WAY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 259.2 SQ M / 2790 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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