



BURN LOAN HOUSE

Castlehill Loan, Kippen, Stirling, FK8 3DZ

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Perched in an elevated position within the sought-after village of Kippen, Burn Loan House is a substantial split-level family home enjoying breathtaking panoramic views towards Doune Castle, Stirling Castle and the Wallace Monument. Set within beautifully landscaped gardens and featuring a high-specification kitchen, the property offers exceptional flexibility for modern family living. This is a rare opportunity to acquire a spacious and beautifully presented home in one of Stirlingshire's most desirable village settings.

Summary of Accommodation

Ground Floor: Entrance hall, sitting room, sunroom, dining kitchen, dining room, office, WC.

First Floor: Principal bedroom with en suite bathroom, double bedroom with en suite shower room.

Garden Level: Two further double bedrooms (one currently utilised as a sitting room/music room), family bathroom, utility room/kitchenette and integral double garage.

Garage & Driveway: Gated driveway providing extensive off-street parking, separate boiler room, balcony and beautiful garden.



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Situation:

Occupying an elevated position above the Carse of Stirling, Kippen is one of Stirlingshire's most desirable villages, combining an attractive rural setting with excellent accessibility. The village enjoys far-reaching views across the surrounding countryside and has a thriving community, making it particularly popular with families and those seeking village life within easy reach of Scotland's major cities.

Local amenities include a well-regarded primary school, village shop, health centre and two popular pubs, together with a wide variety of clubs, community groups and events throughout the year.

The surrounding countryside provides outstanding opportunities for walking, cycling and outdoor pursuits, while nearby Stirling offers an extensive range of shopping, supermarkets, leisure facilities, secondary schooling and cultural attractions. The River Teith is renowned for salmon and trout fishing, and the spectacular scenery of Loch Lomond & The Trossachs National Park is within easy reach.

Kippen enjoys excellent transport links, with Stirling providing regular rail services to both Glasgow and Edinburgh, while the nearby motorway network offers straightforward commuting throughout Scotland's Central Belt. Edinburgh Airport is approximately a 45-minute drive away, making the location equally convenient for national and international travel.

General Description:

Occupying an elevated position within the highly sought-after village of Kippen, Burn Loan House is a substantial split-level detached family home with a delightful garden and exceptionally flexible accommodation, enjoying breathtaking easterly views towards Doune Castle, Stirling Castle and the Wallace Monument.

Stone steps lead to the elevated front entrance beneath a sheltered porch, opening into a welcoming reception hall with two useful storage cupboards. A striking glass-panelled staircase with timber balustrade forms an attractive focal point and connects each level of the home.

The sitting room is a bright and welcoming space centred around an attractive electric fireplace with marble-effect surround. A side-facing window fills the room with natural light before opening into the superb sunroom, an exceptional additional reception area with double doors leading directly onto the elevated balcony. From here, the panoramic views across the surrounding countryside towards Doune Castle, Stirling Castle and the Wallace Monument can be fully appreciated.

The adjoining dining room offers generous proportions for entertaining, with ample space for a large dining table and twin windows overlooking the front of the property. Situated alongside, the



office enjoys views over the rear garden and provides an excellent home working environment with useful built-in storage.

At the heart of the property lies the impressive dining kitchen, fitted with an extensive range of wall and base units beneath leathered granite worktops. A comprehensive suite of integrated AEG appliances includes two ovens, microwave/grill, warming drawer, coffee machine, wine cooler, induction hob, dishwasher and integrated fridge freezer, complemented by a Quooker boiling water tap and integrated washing machine. Windows on two elevations fill the room with natural light, whilst a charming bay window with built-in corner seating provides the perfect place for informal dining whilst taking in the outstanding views.

Completing the ground floor is a recently refurbished cloakroom, finished with contemporary tiling, a wash hand basin, WC and a stylish Vitra heated towel rail.

A split staircase rises to the upper floor, which enjoys spectacular elevated views from every window. The spacious principal bedroom benefits from extensive fitted wardrobes, access to the eaves and a generously proportioned en suite bathroom comprising a bath with shower over, WC and wash hand basin. The second double bedroom is equally well presented and enjoys its own fully tiled en suite shower room with corner shower, WC and wash hand basin.

The garden level provides particularly versatile accommodation. One of the double bedrooms is currently arranged as an additional sitting room/music room and benefits from mirrored fitted wardrobes and side-facing windows. The second double bedroom also features mirrored wardrobes together with French doors opening directly onto the garden, making it ideal for guests or independent family members. A family bathroom comprises a bath with electric shower over, WC and wash hand basin, whilst a practical utility room/kitchenette provides further storage together with floor units and a sink.

Externally, Burn Loan House is equally impressive. Beautifully landscaped gardens wrap around the rear and both sides of the property, creating a series of attractive outdoor spaces. A patio extends from the garage side entrance, complemented by a separate chipped seating area, an additional patio outside the lower ground floor bedroom and further seating areas thoughtfully positioned to enjoy the peaceful surroundings and exceptional views. Mature hedging provides an excellent degree of privacy, whilst well-stocked herbaceous borders, external lighting, electricity and water points enhance the gardens further.

A gated driveway provides extensive off-street parking and leads to the integral double garage, fitted with electric roller doors, power, lighting, wall-mounted shelving and generous storage. Together with the separate boiler room, this completes a superb family home in one of Stirlingshire's most desirable village settings.

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 FK8 3DZ





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.

Council Tax

Band G

EPC Rating

Band E

Solicitor

Aberdein Considine, 2nd, Multrees Walk, Edinburgh EH1 3DX - William Wallace, ww Wallace@acandco.com. 0131 549 9607

Local Authority

Stirling Council, Old Viewforth, 14-20 Pitt Terrace, Stirling, Scotland, FK8 2ET. Tel: 01738 475000

Tenure

Freehold

Services

Mains water, drainage and electricity. Oil fueled 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 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 Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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 misstatement 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, their clients and any joint agents 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.

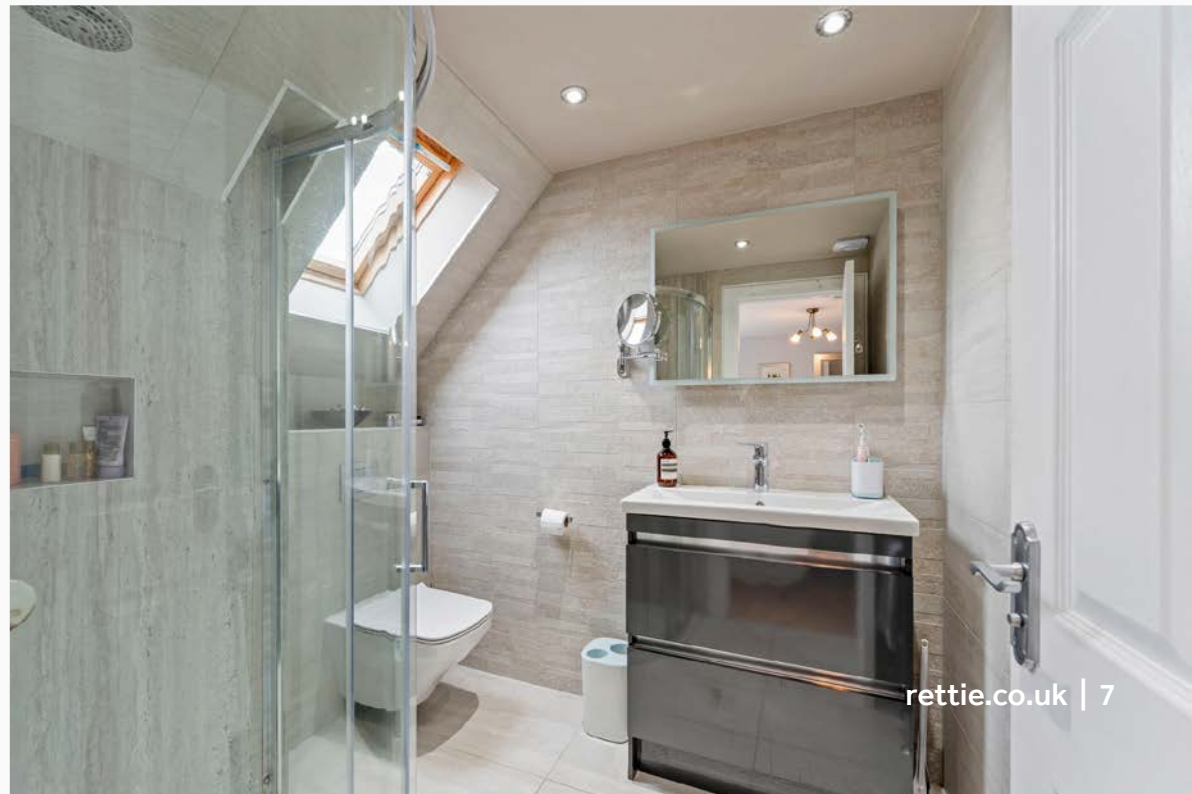
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

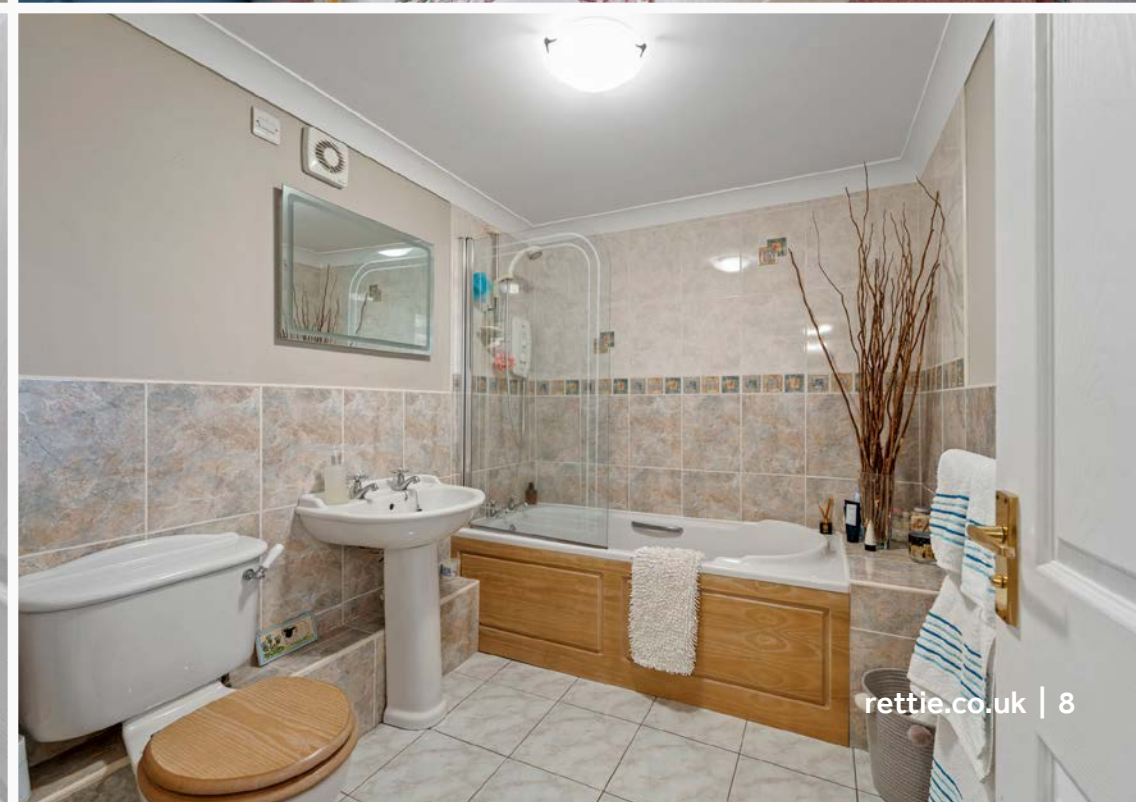
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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

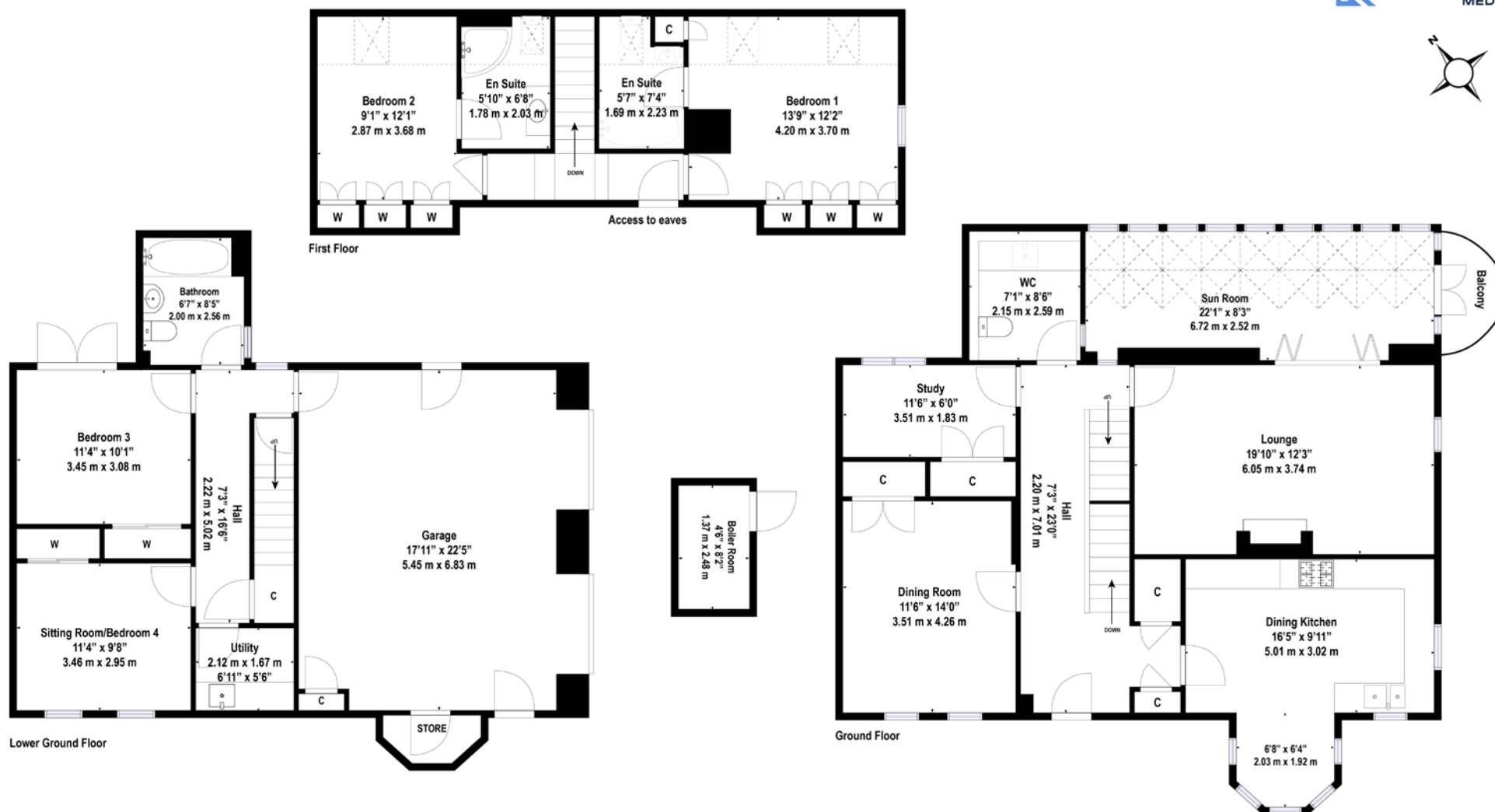
Proof and Source of Funds/Anti Money Laundering

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.







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Measurement point 

Indicates area of Limited Use Space 

Gross internal area: 202 sq m / 2174 sq ft
Garage: 41 sq m / 441 sq ft



Plan produced for Rettle by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.





RETTIE

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