

# Arran Lodge

LENY ROAD, CALLANDER, FK17 8AJ



*Magnificent executive family home in walk-in condition in the heart of Callander*



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Arran Lodge is as unique as it is beautiful. The traditional building has been carefully maintained, modernised and extended both internally and externally, to create fantastic and flexible accommodation. The bespoke interior offers sophisticated living space, with exquisite, restored period detailing including ornate cornicing, fireplaces and skirtings, which is inherent in a home of this age and character. The property is accessed via a private drive, which leads to a parking area to the front of the house, whilst also giving access to the outbuildings, which incorporate a large double garage that has been converted into a games room.

# THE LOUNGE



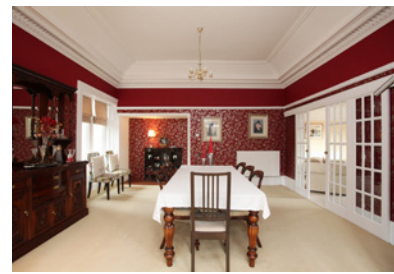
The subjects are entered via a large welcoming reception hallway with a staircase off to the lower landing and access to all ground-floor apartments. A useful cloakroom can be found off the hallway. The lounge is a good size, with both high ceilings and intricate ceiling cornicing. The bay window to the rear aspect floods the room with natural light and offers 'views over gardens down to the river and beyond. The feature fireplace is the other key focal point of this room. There is a separate dining room located off the lounge for more formal dining with ornate cornicing and ample space for 8-10 seats. This is fantastic space that will be popular when entertaining.







# THE DINING ROOM





# THE KITCHEN & FAMILY ROOM



The open-planned kitchen/dining/ family room has ample space for a dining table and chairs for everyday dining with friends and family. The bespoke kitchen/breakfast room has been beautifully fitted to include a good range of floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from integrated appliances that include a dishwasher and microwave, making this the ideal kitchen for an aspiring chef. A spacious pantry is located off the kitchen.









From the kitchen, a long hallway leads to three large double bedrooms to the front and rear of the property and a wonderful four-piece family bathroom. The master bedroom is the last word in luxury, with a picture window offering tremendous views into the distance and comes complete with a beautiful en-suite.

# THE MASTER BEDROOM





# BEDROOM 2

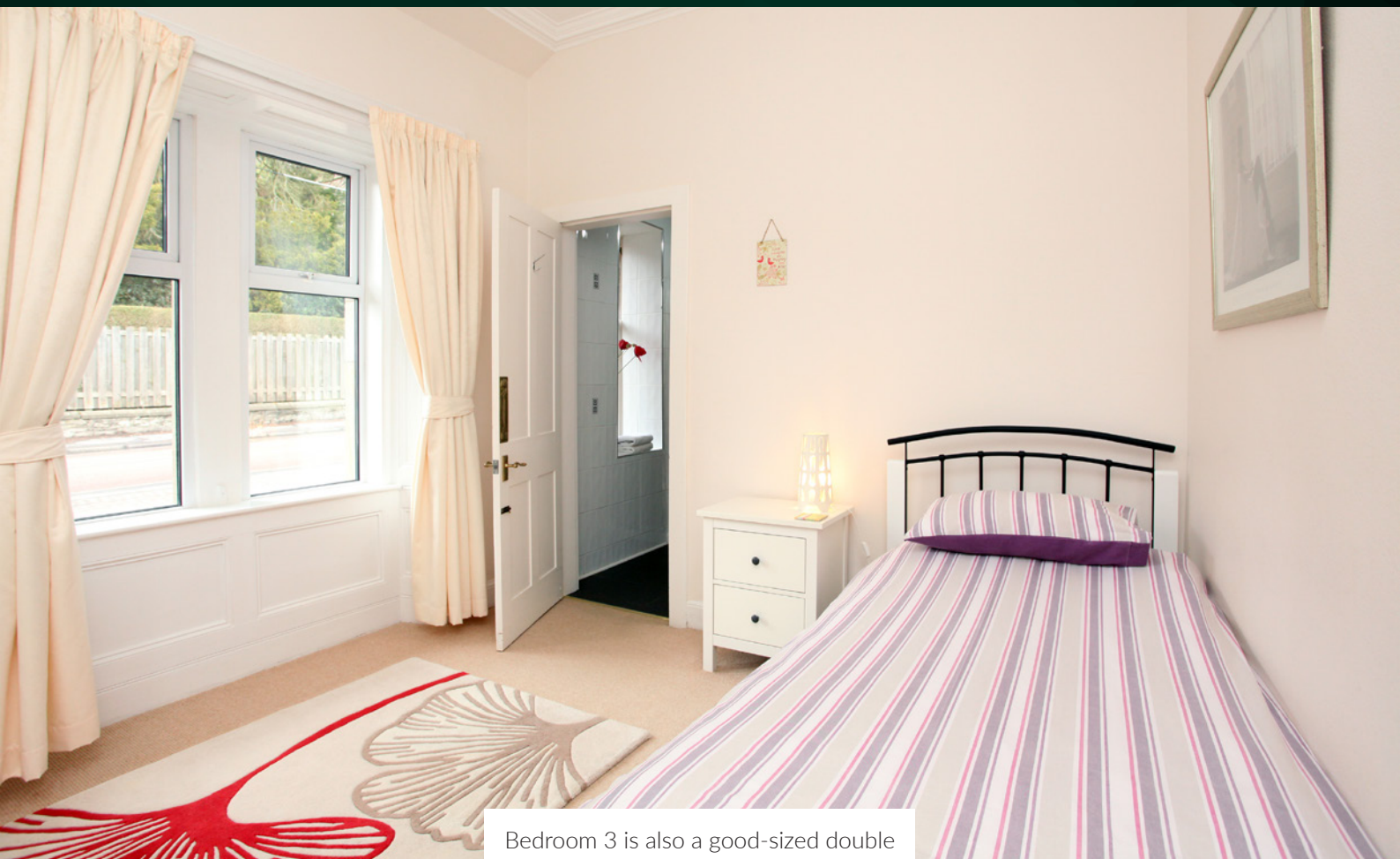


Bedroom 2 is a good-sized double with views over the balcony and garden.





# BEDROOM 3



Bedroom 3 is also a good-sized double with a modern Jack and Jill shower en-suite accessible from the hall.





# THE FAMILY BATHROOM







The original sweeping staircase leads to the lower level. This floor reveals two spacious bedrooms that both benefit from en-suites, a spacious utility room and a study currently used as an extra bedroom. All of the bedrooms have ample space for additional free-standing furniture if required.

## BEDROOM 4









# BEDROOM 5



two spacious bedrooms that  
both benefit from en-suites





# THE STUDY & UTILITY





The specification includes gas central heating, a mixture of the original sash and sealed double-glazed windows. A large hot tub is included in the sale of this wonderful home. Extensive garden grounds surround the property that include a large summer house and an additional storage shed.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS









# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	7.35m (24'1") x 5.70m (18'8")
Dining Room	5.23m (17'2") x 4.70m (15'5")
Kitchen	4.70m (15'5") x 4.15m (13'7")
Family Room	4.65m (15'3") x 3.10m (10'2")
Pantry	2.35m (7'9") x 0.90m (2'11")
Master Bedroom	5.40m (17'9") x 3.55m (11'8")
En-suite	4.39m (14'5") x 3.15m (10'4")
Bedroom 2	4.25m (13'11") x 3.55m (11'8")
Bedroom 3	3.70m (12'2") x 3.40m (11'2")
Family Bathroom	4.70m (15'5") x 2.80m (9'2")

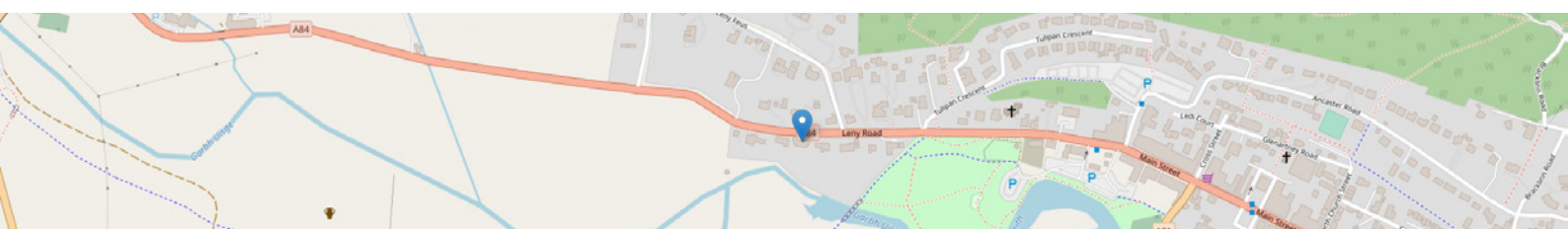
Jack and Jill En-suite  
Games Room

2.95m (9'8") x 2.00m (6'7")  
5.45m (17'11") x 5.15m (16'11")

## Lower Floor

Bedroom 4	7.40m (24'3") x 3.40m (11'2")
En-suite	2.50m (8'2") x 1.85m (6'1")
Walk-in Wardrobe	4.25m (13'11") x 2.20m (7'3")
Bedroom 5	5.30m (17'5") x 2.82m (9'3")
En-suite	2.80m (9'2") x 2.70m (8'10")
Study	3.90m (12'10") x 3.15m (10'4")
Utility	3.50m (11'6") x 3.15m (10'4")

Gross internal floor area (m<sup>2</sup>): 286m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Callander is a small town in the region of Stirling, Scotland, situated on the River Teith and within the Loch Lomond and Trossachs National Park, a popular area for fishing and hill walking. The town is located in the county of Perthshire and is a popular tourist stop to and from the Highlands.







Callander enjoys a variety of shopping facilities including banking, building society and Post Office services along with a variety of sports and leisure amenities and provides educational requirements at both primary and secondary level, McLaren High School is ranked in the top fifty schools in Scotland.

The nearby historic town of Stirling with its university is on the banks of the River Forth and is the gateway to the spectacular scenery of the Trossachs and beyond. Stirling is well placed for access to major motorways, as the area is served by the M9 and M876 motorways along with the A9 which gives access to Perth and the north.

A mainline railway station provides rail links to Edinburgh, Glasgow, Perth and beyond and a bus station is located in the town centre, making this location ideal for commuters.



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