



6 Bridge Street, Callander – FK17 8AA

Offers Over £440,000



Cathedral City Estates

6 Bridge Street

Callander

Formerly known as **St Khessag House**, this Category C-listed end-terraced property on Bridge Street offers a rare blend of historic character and contemporary living. Built in the mid-18th century and believed to have been constructed for the Duke of Perth's land agent, the home retains its handsome stone façade while benefiting from a comprehensive modern refurbishment throughout.

Although deceptively compact from the street, the interior reveals generous proportions and excellent natural light. A welcoming reception hall provides space for seating, useful understair storage, and French doors opening directly to the rear garden. Off the hall is a versatile ground-floor double bedroom or snug, ideal for flexible family living or home working.

The newly fitted dining kitchen is finished with stylish charcoal units and includes an induction hob, electric oven, washing machine, fridge, freezer and dishwasher. There is ample space for dining, and a glazed door leads directly to the garden, creating an easy connection between indoor and outdoor spaces.

The lounge is bright and well finished with hard flooring, crisp décor and attractive wood panelling. Upstairs, four further bedrooms provide excellent accommodation, including one with a modern en-suite shower room featuring a walk-in enclosure.



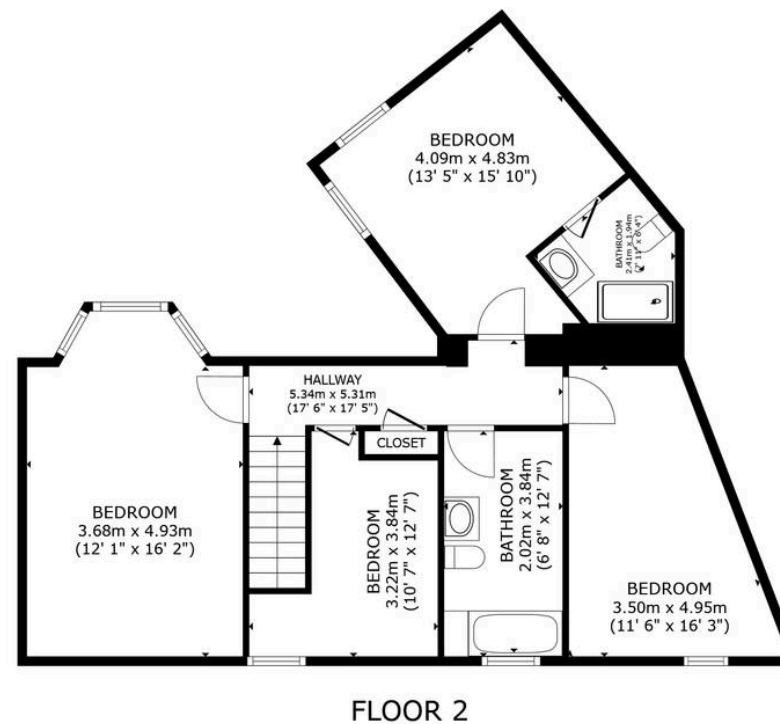
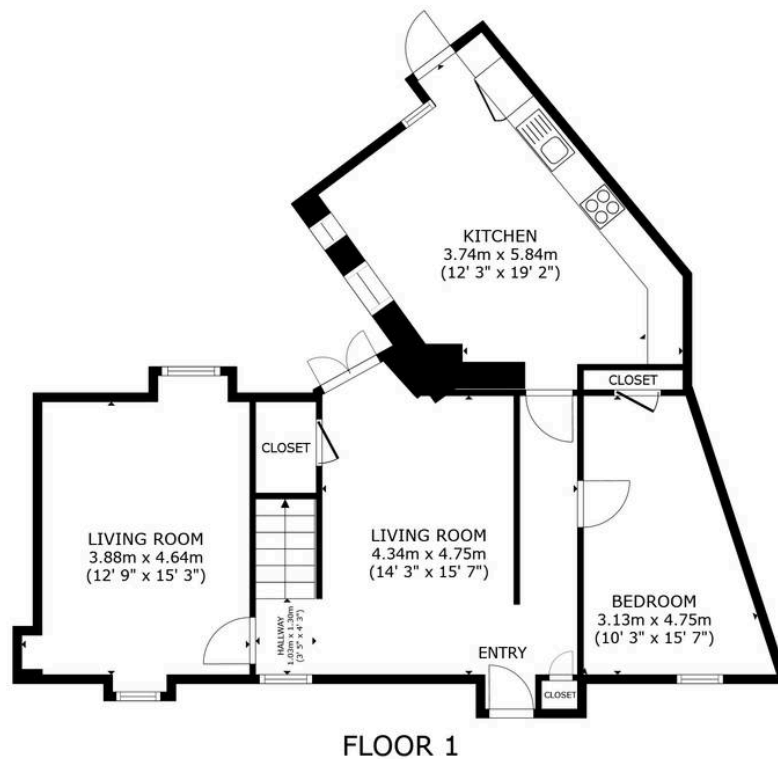
A beautifully finished family bathroom completes the upper level, with both bathrooms featuring elegant gold-finish fittings. Additional storage is provided by a linen cupboard on the landing.

The refurbishment includes new flooring and carpets throughout, a full rewire, a new Worcester boiler, and traditional-style radiators. Externally, the property enjoys a generous enclosed garden with lawn and patio areas, along with secure off-street parking for several cars. Its central Callander location places shops, cafés, schools and amenities all within easy walking distance.

Summary

- Category C-listed end-terraced home dating from the mid-18th century
- Fully refurbished and presented in turnkey condition
- Five bedrooms including flexible ground-floor room
- Spacious reception hall with French doors to garden
- Contemporary dining kitchen with integrated appliances
- Bright lounge with wood panelling
- En-suite shower room and high-quality family bathroom
- New Worcester boiler, full rewire and new flooring
- Generous enclosed garden and private off-street parking
- Central Callander location close to amenities





GROSS INTERNAL AREA
FLOOR 1 80.5 m² (867 sq.ft.) FLOOR 2 83.3 m² (896 sq.ft.)
TOTAL : 163.8 m² (1,763 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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