



Schoolhouse Craigard Road, Callander – FK17 8DN

Offers Over £295,000



Cathedral City Estates

Schoolhouse Craigard Road

Callander

This characterful detached property combines generous room sizes with period features and a prime location, making it a rare opportunity for buyers looking for a house with both space and potential. Offering four bedrooms, three reception rooms, and expansive outdoor space, it is well suited to family living and offers huge scope for upgrading.

The ground floor is approached via a welcoming hallway, leading to three reception rooms. The bright living room provides a comfortable central hub, ideal for everyday family life. A separate dining room is well sized for family meals and entertaining, while a third reception room offers flexibility as a study, playroom, or additional sitting room. To the rear, the kitchen provides a practical base but would benefit from upgrading, allowing the new owner to redesign it to their own requirements.

Upstairs, the property offers four bedrooms, including a spacious primary bedroom and three further well-proportioned rooms. Many retain original features such as fireplaces, which add character and charm. The family bathroom includes a bath, wash hand basin, and WC, and there is an additional upstairs cloakroom/WC for everyday convenience.

Externally, the property enjoys generous gardens to both sides, with lawns and mature planting providing ample scope for gardening, play, or entertaining. A driveway accommodates three to four cars and leads to a detached wooden garage, which benefits from a separate entrance and houses a large work bench—ideal for hobbies or storage.



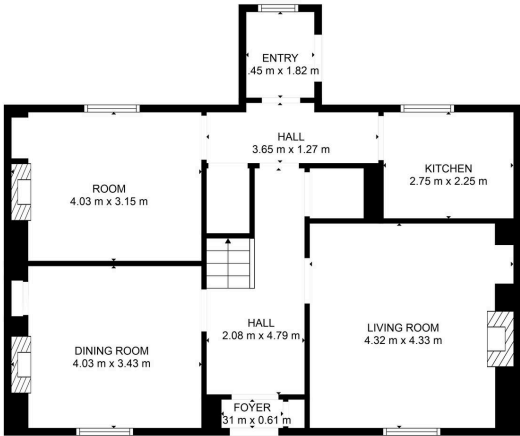
While the property requires a programme of modernisation, it represents a fantastic opportunity to create a bespoke home in a desirable central location. Schools, shops, and amenities are all close at hand, while the surrounding countryside offers endless opportunities for walking and cycling. Excellent road and rail connections make travel to Stirling, Glasgow, and Edinburgh straightforward.

What the current owners loved most

The owners particularly valued the generous garden, the character of the rooms, and the convenient central location. They enjoyed the flexibility of the layout, which adapted easily to family life.

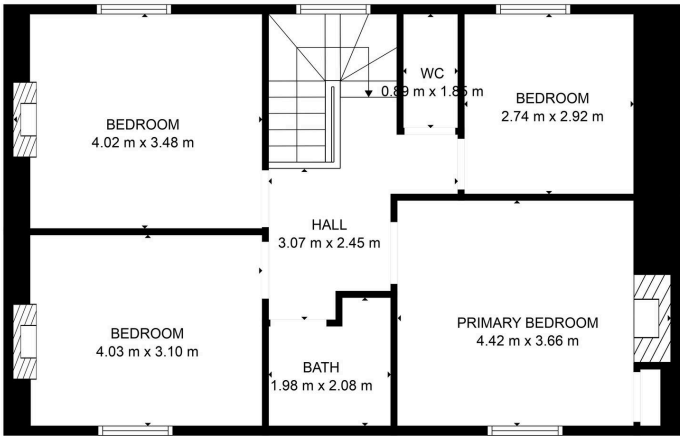
Summary

- Detached four-bedroom family home with character features
- Central location on a quiet street close to schools and shops
- Three reception rooms: living room, dining room, and flexible additional room
- Fireplaces in most rooms
- Family bathroom plus additional WC
- Spacious gardens with lawns and planting
- Detached wooden garage with work bench and separate entrance
- Driveway parking for several cars
- Excellent potential for modernisation
- Council Tax: Band F



TOTAL: 45 m²
 FLOOR 1: 23 m², FLOOR 2: 22 m²
 EXCLUDED AREAS: LIVING ROOM: 19 m², DINING ROOM: 14 m², UNDEFINED: 3 m²,
 KITCHENETTE: 19 m², HALL: 4 m², ENTRY: 3 m²,
 FOYER: 1 m², PRIMARY BEDROOM: 16 m², BEDROOM: 27 m²,
 FULL BATH: 4 m², TOILET: 2 m²,
 WALLS: 12 m²

FLOOR PLAN CREATED BY CIDEASAP APP. MEASUREMENTS DERIVED FROM SATELLITE DATA BUT NOT GUARANTEED.



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Please Note: Property details are for guidance only and do not form part of any offer or contract. Measurements, photos, and floor plans are approximate. Systems and appliances haven't been tested, and we can't guarantee their condition. Tenure and construction details are unverified. Contact us for more information.