

54 Bridgend, Callander - FK17 8AGOffers Over £195,000



54 Bridgend

Callander, Callander

This charming two-bedroom terraced cottage offers an exciting opportunity for refurbishment and modernisation. With generous accommodation across two floors, the property includes a lounge with patio doors leading to the rear garden, a dining room, compact kitchen, and understairs WC. A real highlight is the substantial rear garden, which enjoys wonderful open views towards Ben Ledi and is thoughtfully arranged into three sections.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

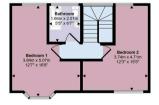
- Traditional two-bedroom terraced cottage
- Lounge with living flame gas fire and patio doors to rear garden
- Dining room and compact kitchen
- Two L-shaped double bedrooms upstairs plus bathroom
- Substantial rear garden with three distinct sections
- Wonderful open views to Ben Ledi
- Brick-built coal shed housing boiler (installed 2024)





Approx Gross Internal Are 75 sq m / 811 sq ft





Ground Floor Approx 39 sq m / 416 sq ft

First Floor Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, loons of items such as buthroom suites are representations only an approximate and the statement of the statement of