



54 Bridgend, Callander – FK17 8AG

Offers Over **£195,000**



Cathedral City Estates

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)

