



11 Camp Place, Callander – FK17 8DF

Offers Over £195,000



Cathedral City Estates

# 11 Camp Place

Beautifully presented and set over three floors, this stylish four-bedroom mid-terraced home offers generous living space, modern finishes, and a welcoming feel throughout. With a bright open-plan kitchen diner, a cosy living room complete with wood-burning stove, and a private rear garden with a versatile outbuilding, it's a wonderful home for families or those seeking contemporary living in the heart of Callander.

Inside, the property has been thoughtfully upgraded and finished in neutral tones, creating a calm and inviting atmosphere. The ground floor features a spacious lounge to the front, where a modern wood burner set against a feature wall adds warmth and character to this comfortable family space. To the rear, the contemporary kitchen diner is fitted with sleek white cabinets, integrated electric oven and hob, and plenty of worktop space for meal preparation. There is ample room for dining, and a door opens directly onto the rear garden – perfect for entertaining or relaxing on warm summer evenings.

The upper floors offer flexibility and space for family life, with four well-proportioned bedrooms arranged over the first and second floors. Each room benefits from neutral décor and good natural light, allowing new owners to personalise easily. Two modern bathrooms serve the home – a stylish shower room on the first floor and a full bathroom with bath on the top floor.



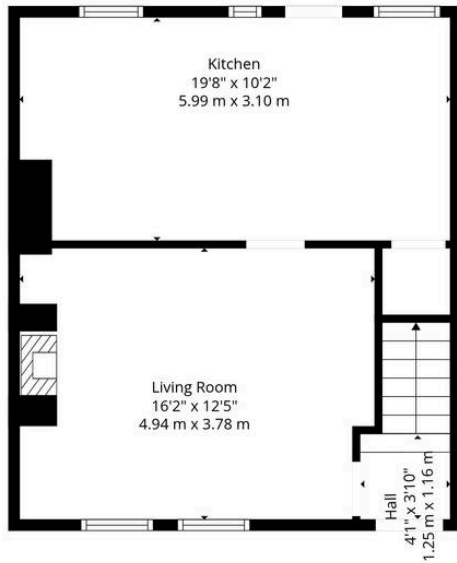
Outside, the enclosed rear garden is designed for easy maintenance and includes a decked seating area ideal for outdoor dining. A particular highlight is the spacious, watertight outbuilding fitted with multiple electric sockets, making it suitable for a variety of uses – from workshop or hobby space to home gym or garden office.

The property enjoys a quiet position within a well-established residential area, just a short walk from Callander's shops, cafés, and primary school, as well as beautiful riverside and woodland walks.

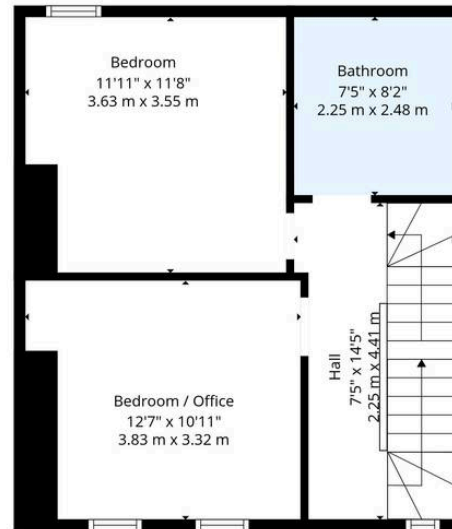
### Summary

- Beautifully presented four-bedroom mid-terraced home
- Set over three floors with flexible family layout
- Bright lounge with wood-burning stove and feature wall
- Contemporary kitchen diner with integrated oven and hob
- Two modern bathrooms – shower room and full bathroom with bath
- Enclosed rear garden with decked seating area
- Spacious, watertight outbuilding with power supply
- Quiet setting close to shops, cafés, school, and scenic walks
- EPC: Band C
- Council Tax: Band D

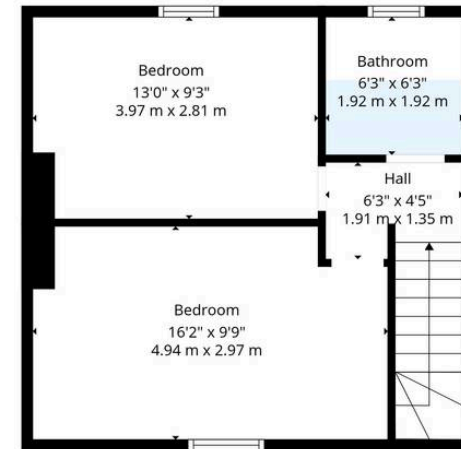




1st Floor



2nd Floor



3rd Floor

**TOTAL: 1174 sq. ft, 110 m2**

1st floor: 450 sq. ft, 42 m2, 2nd floor: 450 sq. ft, 42 m2, 3rd floor: 274 sq. ft, 26 m2

EXCLUDED AREAS: LOW CEILING: 104 sq. ft, 10 m2, WALLS: 128 sq. ft, 10 m2



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Cathedral City Estates

Cathedral City Estates, 6 Beech Road – FK15 0AA

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