



MAIN STREET KILLIN | OFFERS OVER £335,000
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MAIN STREET

KILLIN

£335,000

Looking for a lifestyle change? AMAZING RESULTS!™ Highland Perthshire is delighted to offer to the market Fernbank, Killin - A grand Detached Victorian Home - A generous double-fronted retail unit - And an opportunity for residential development - all set in the heart of the attractive & sought-after village of Killin, located within The Loch Lomond & The Trossachs National Park.

A traditional 2 reception, 4 bedroom Victorian Villa in walk in condition, a retail premises of approx. 1,725 sq. ft (currently utilised as an established pet shop/ hardware business) and a substantial area of garden & grounds with excellent development potential (subject to planning consents).

Residence

This is a charming detached Victorian Villa with a great range of original features and character. There is a mature enclosed garden leading to the grand Victorian vestibule, and private entrance to the property. The ground floor comprises a large modern kitchen with central island and patio doors leading to the rear enclosed garden. A utility room lies conveniently beyond the kitchen and leads to the conservatory with doors opening on to the garden with views of the surrounding hills. The retail space can be accessed from the ground floor hall.

A grand stair leads from the hall to the first floor landing. The first floor comprises an impressive lounge with double aspect views towards the Breadalbane hills, a dining room, a large office and family snug. The master bedroom is a large room with fitted wardrobes and a feature spiral staircase that leads to the ensuite bathroom. There is a second double bedroom and bathroom on this floor. From the main landing there is a stair that leads to the 2nd floor with 2 further bedrooms.

Business

The owners are ready to retire after building a business that has been in operation for over 25 years. It has an excellent reputation and a loyal customer base and was classed as an essential shop during lockdown.

Large windows overlook the front carpark and the ground floor, which is formed of two parts, is light and spacious. The main retail area is currently configured for the sale of household, hardware and ancillary goods while an opening leads to the adjoining room which is set out for the sale of pet supplies. The total retail area is approx 1,725 sq ft.

A door at the rear of the shop leads to a rear lobby, staff area with WC and access to the garden centre. There is a large storeroom with key cutting machine. A stair from the lobby leads to the first-floor office and also a rear entrance to the owner's accommodation.

Location

Offering a prominent trading location with excellent signage, the shop with large windows has a high visibility presence on the Main Street, which is also the main route connecting West to East Scotland, equalling a high passing trade. The village of Killin lies in Breadalbane at the western head of Loch Tay in Stirlingshire.

It is surrounded by miles of countryside, and here you will find the scenic and renowned Falls of Dochart. There are many walks to enjoy, suited to all abilities. From a Munro like Ben Lawers to fairly level ground along the old railway line or following in the footsteps of Rob Roy MacGregor.

The village is served by a local bus service which allows connections at Stirling for bus and train onward journeys, and a Killin to Callander service. The local school offers primary education with secondary education taking place in Callander, 21 miles south, and there are also local groups for younger learners. There is access to

an AstroTurf complex, tennis courts, basketball, football facilities, a Putting Green and Bowling Green.

Due to its central location, all Scotland's major cities can be reached within a 2½ hour drive. Indeed, Stirling is under a 60 minute drive – or you may choose a day trip to the beach on either the west or east coast.

Loch Tay is a popular destination for both its salmon fishing and water sports. Killin sits at the edge of the Ben Lawers National Nature Reserve, where you can find rare arctic-alpine plants, red deer, ptarmigan, ravens, ring ouzels, skylarks and black grouse.

Killin is steeped in history and one surviving glimpse of the past lies at the ruins of the Moirnich Longhouse, a rare example of a traditional Scottish longhouse, maintained by the National Trust for Scotland. Several churches which represent a variety of faiths, and a selection of clubs and societies including badminton, choir, drama, golf and Scouts are all easily accessible.

Price

Asking Price is Offers Over £335,000 to include the heritable property with 2 retail units and land - all floor coverings, light fittings, hob, oven, cooker hood and white goods.

The stock, trade equipment, goodwill, fixtures and fittings are available to purchase by separate negotiation for the currently trading business.

Summary

This is a fantastic retail, development & residential opportunity that is not to be missed. To express an interest please call Linda & Catriona at AMAZING RESULTS!™ Highland Perthshire Commercial on 01887 224380 for further details and appointment to view!

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only.

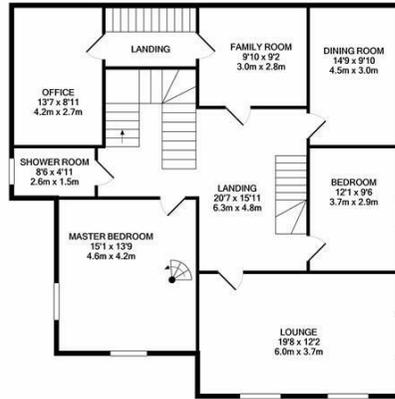
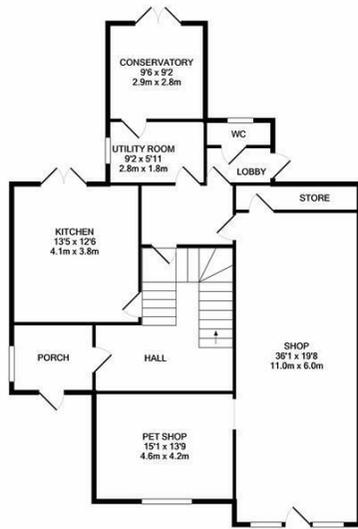
Development Opportunity

There is a substantial plot at the rear of the property, which has vehicular access, that is currently used for the garden centre and storage. This area of ground to the rear, previously had a detached house located in the grounds and subject to the statutory permissions, the substantial area of ground would be suitable for building additional residential properties subject to the necessary planning consents.

Arrange a Viewing

Viewing is by appointment. Please call your local professional Highland Perthshire agents, Linda & Catriona, today, 01887 224380 or email highlandperthshire@amazingreults.com.





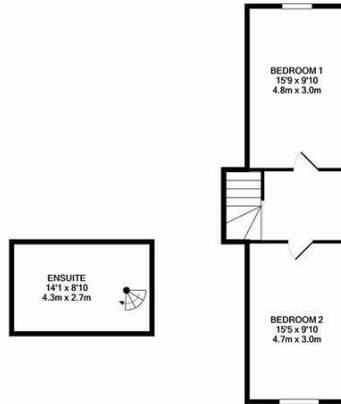
2ND FLOOR
APPROX. FLOOR
AREA 1282 SQ.FT.
(118.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1163 SQ.FT.
(108.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2950 SQ.FT. (274.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

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3RD FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.9 SQ.M.)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™**

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