



**9 Tulipan Crescent, Callander, FK17 8AR**

## **Charming semi-detached bungalow in walk-in condition**

- Bright lounge
- Modern fitted dining kitchen with French doors providing access to private garden
- Two double bedrooms
- Family bathroom with separate shower and bath
- Private garden benefiting from serene woodland views
- Single detached garage and private driveway



## Location

The property is located in the Trossachs village of Callander, surrounded by scenic routes, making it a perfect destination for outdoor enthusiasts.

Local amenities include supermarkets, restaurants, library, post office, pharmacy, a golf club, and both primary and secondary schools.

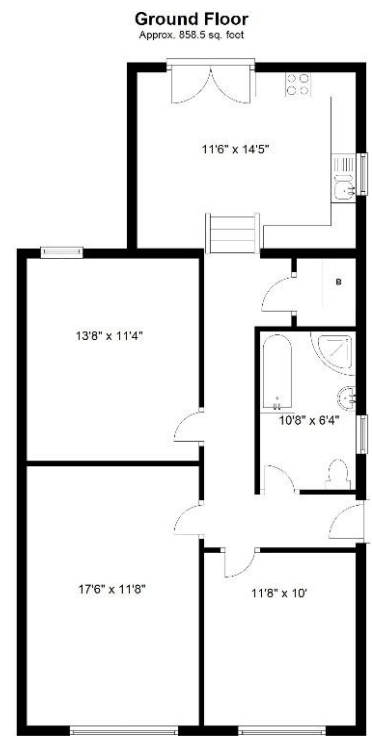
Callander is well positioned for access to Central Scotland, with Glasgow (40 miles), Edinburgh (54 miles), and Stirling (16 miles) all within easy reach.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







Total area: approx. 858.5 sq. feet  
For illustrative purposes only. All measurements and fixtures should be independently verified.  
Plan produced using PlanUp.



# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.



The Church of Scotland

Law Department

121 George Street

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Telephone: 0131 240 2263

Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

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