



WESTER LIX PLOT
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KILLIN, FK21 8RD

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Irving Geddes are delighted to offer for sale this rare opportunity to purchase a development site which benefits from planning approval for three holiday villas. Located in an area of stunning natural beauty, set amongst the hills and woodlands of rural Perthshire, yet easily accessible, Wester Lix comprises a small grouping of privately owned holiday homes. Attractive timber clad 1 1/2 storey three bedroom house types have been passed by planners.

Located along a private road, a short distance before the Lix Toll Garage, the plot enjoys unrestricted walks straight from the property. Situated in Glen Dochart within the Loch Lomond and Trossachs national park. The picturesque village of Killin is 3 miles away and is home to the famous Falls of Dochart and has a good range of amenities. There are numerous outdoor activities to enjoy including mountain biking, golf and walking, with fishing, boating and other water-sports available on the nearby Loch Tay and Loch Earn.

N/B. The planning approval states that the property built on site are solely for short-term holiday use/letting and cannot be used as a permanent residence.

Services Mains electric, private water & drainage on site. BT provision adjacent.

Viewing Strictly by appointment - Irving Geddes - 01764 653771.

Planning info available from the Loch Lomond & Trossachs National Park planning:

<https://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=O9N23TSIOAC00>





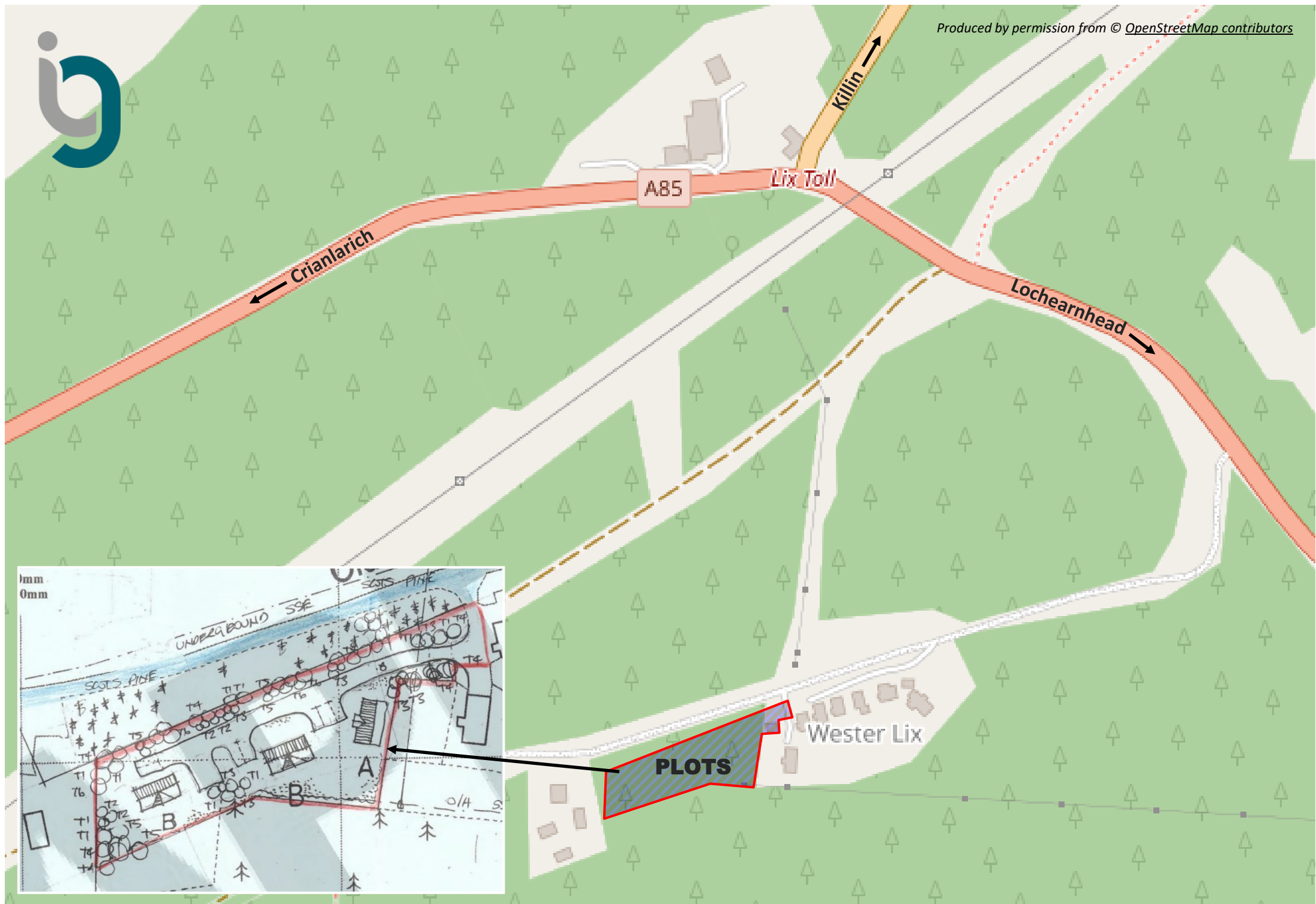
HOUSE TYPE A





HOUSE TYPE B







Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 679325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722