

Detached Bungalow

'Cambar', Blane Road, Dumgoyne, G63 9LA

Offers Over £199,995



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Description

This charming detached bungalow enjoys a peaceful rural setting and offers wonderful potential as viewing will confirm.

This home is situated within the quaint Hamlet of Dumgoyne which lies approximately 2 miles to the south of Killearn and approximately 4 miles to the north east of Strathblane. It sits on an generous sized plot positioned off the main road and enjoying aspects to the rear towards the prominent Dumgoyne Hill.

Inside the property has been well maintained but would now benefit from some modernisation of the fixtures, fittings and decor. An entrance vestibule welcomes you in and leads to the reception hall which in turn leads to all the rooms of this property. Storage space is available within cupboards found off both the entrance vestibule and reception hall.

There are two double sized bedrooms, one to the front and one to the rear, both of which have built in storage space. The fabulous L-shaped lounge/dining room provides a superb living space with window formations to the front, side and rear lending plenty of natural light. The kitchen is accessed both from the dining area and reception hall and is fitted with a range of units with ample space for kitchen appliances. A further walk in cupboard provides some additional storage space. A rear door from the kitchen leads to a handy porch which houses the boiler. The bathroom completes the accommodation on offer and is of good proportion. There is a three piece suite and a window formation to the rear lends light.

The windows of this property are double glazed and there is a gas fired central heating system.

The mature gardens are mainly laid in lawn with patio area also found to the rear. A stone chipped driveway and car port provide off street parking. Worth mention are the expansive woodland areas to either side of this bungalow also forming part of the title to this property.

This property enjoys a most scenic setting with delightful views and immediate access to the beautiful countryside. The West Highland Way passes through Dumgoyne and as noted the striking Dumgoyne Hill and neighbouring Earls Seat offer popular walking routes. Local amenities can be found in nearby Killearn, Blanefield and Strathblane and Milngavie is around 8 miles away offering further amenities and train services. Other notable landmarks in the immediate and surrounding areas include Glengoyne Distillery, The Devil's Pulpit and Loch Lomond.



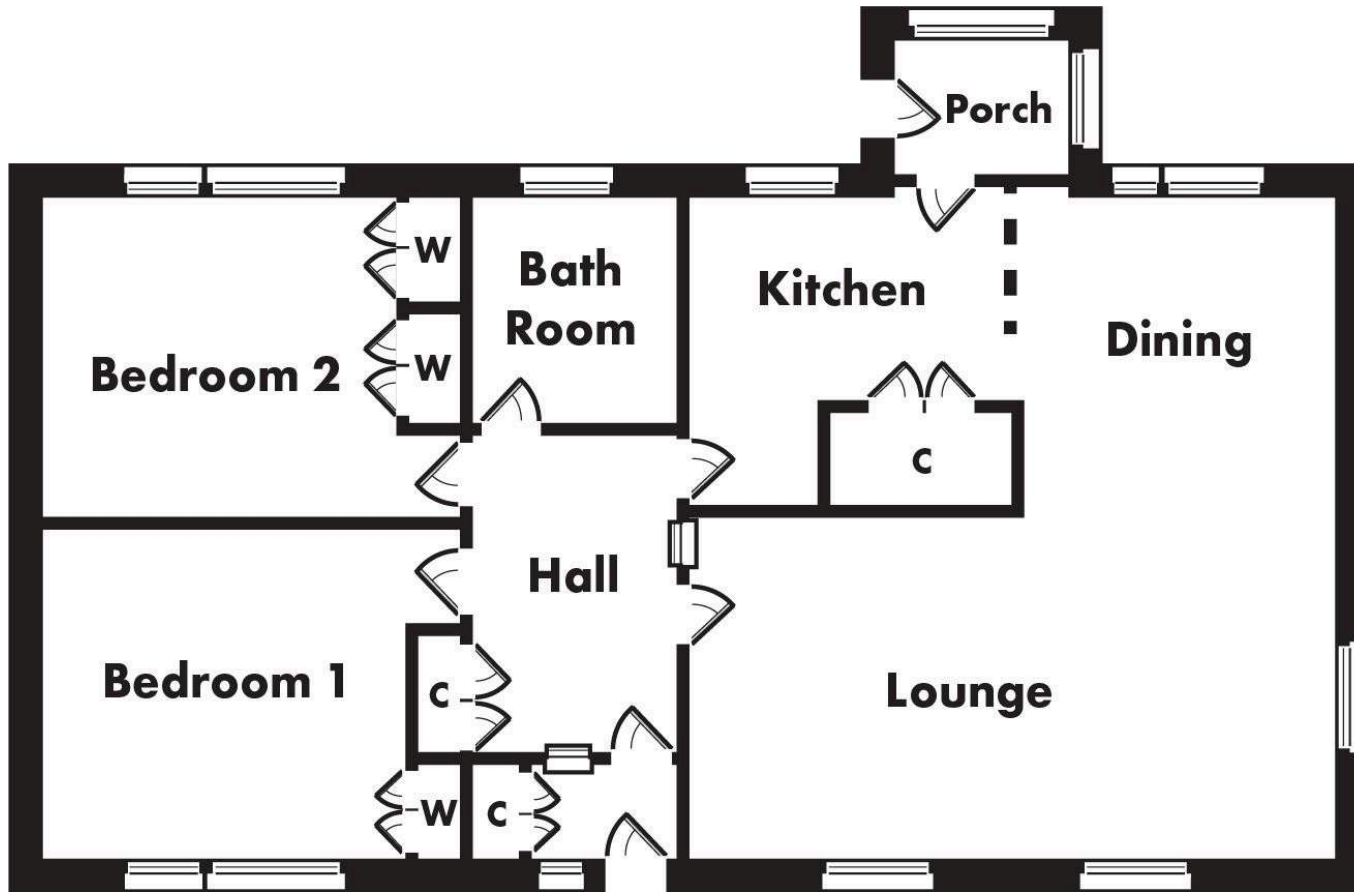
Room Dimensions

Entrance Vestibule	1.19 m x 1.19 m / 3'11" x 3'11"
Reception hall	3.18 m x 1.80 m / 10'5" x 5'11"
Lounge/dining room	6.48 m x 7.16 m / 21'3" x 23'6"
Kitchen	3.53 m x 3.45 m / 11'7" x 11'4"
Bedroom 1	3.61 m x 3.45 m / 11'10" x 11'4"
Bedroom 2	3.56 m x 3.48 m / 11'8" x 11'5"
Bathroom	2.59 m x 1.78 m / 8'6" x 5'10"

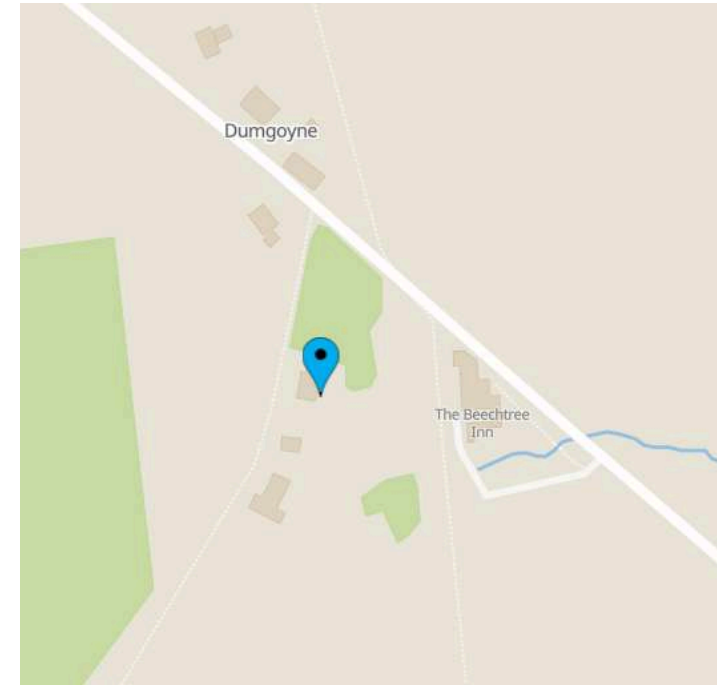
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Features

- Charming detached bungalow
- Scenic rural setting
- Two bedrooms
- L-shaped lounge/dining room
- Kitchen and bathroom
- Generous sized plot
- Wonderful potential



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling via Milngavie proceed north on the A81 Strathblane Road. Continue through Strathblane and Blanefield on the A81 eventually passing Glengoyne Distillery. Continue passing the junction with the A875 (signposted for Killearn) but remain on the A81 and a short distance along you will enter Dumgoyne with the Beech Tree Inn on your left. Turn next left into Blane Road and 'Cambar' is the first property on your left.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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ESPC Ref: E471275

