



DRYMEN.  
Brambly Wood, Buchanan Castle, G63 0HX

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## DETAILS:

All price and viewing details are available on our website [www.morton-fraser.com/property](http://www.morton-fraser.com/property)

Should you wish to discuss this property or require further information, please contact Morton Fraser on:

Tel: 0131 247 1010

E-mail: [property@morton-fraser.com](mailto:property@morton-fraser.com)

## THIS PROPERTY COMPRISES

- Substantial detached house
- 2 sitting rooms
- Impressive open plan kitchen/dining/tv room
- Utility room
- Master bedroom with en-suite/dressing area
- 4 further bedrooms, 3 ensuite
- Study/Mezzanine raised bed
- Wc
- Detached double garage
- Extensive gardens
- EPC rating C

Morton Fraser are delighted to offer on to the market this exceptional detached chalet style house which has been extended and is set within established and immaculate garden grounds, quietly situated within the Buchanan Castle Estate. This elegant and stunning property provides beautifully proportioned and versatile accommodation over two floors, is decorated in a neutral tone throughout and is sure to hold great appeal for the growing family. Early viewing is recommended.

The house is entered through a vestibule into the entrance hallway with storage and large wc. The ground floor accommodation comprises: spacious sitting room; most impressive open plan kitchen/television/family room which is south facing and surrounded by windows allowing an abundance of light to flood into the room. There is a feature fireplace with open fire. The kitchen has been fitted with a range of modern units and integrated appliances including an Aga, with ample space for a dining table and chairs. Located next to the kitchen is a large utility room. A guest bedroom with ensuite bathroom and walk in wardrobe, and a study with mezzanine and raised bed complete the accommodation on this floor.

A carpeted staircase ascends to the first floor landing leading to a second sitting room. The master bedroom with south facing balcony has a stylish and spacious, en-suite bathroom with separate double walk in shower and dressing room. There are three further bedrooms on this floor, two with en-suite shower rooms.

## LOCATION

Buchanan Castle Estate is set just outside Drymen and at one time was the seat of the Duke of Montrose, the estate now forms a small exclusive community. Drymen offers an excellent range of amenities, including shops, hotels and a choice of bars and restaurants. The Estate is set within Loch Lomond National Park and there is excellent access to the surrounding countryside and the loch itself. There are many pleasant country walks to be enjoyed within the estate. Buchanan Castle Golf Club is also located within the grounds and there are a wide range of recreational pursuits in the area. The Loch Lomond and Trossachs National Park is an area of outstanding beauty, yet under normal driving conditions, Drymen is only about 30 minutes drive from Stirling, 45 minutes from Glasgow City Centre, and 35 minutes from Glasgow International Airport. The local primary school is in Drymen and secondary schooling at Balfron High is accessed via a school bus service.

## EXTERIOR

The property is surrounded by immaculate mature gardens that stretch to approximately 1.2 acres and are a mixture of lawn, shrubs, flowers and mature trees. There is a driveway to the front of the property providing ample parking for several vehicles and there is a detached double garage.

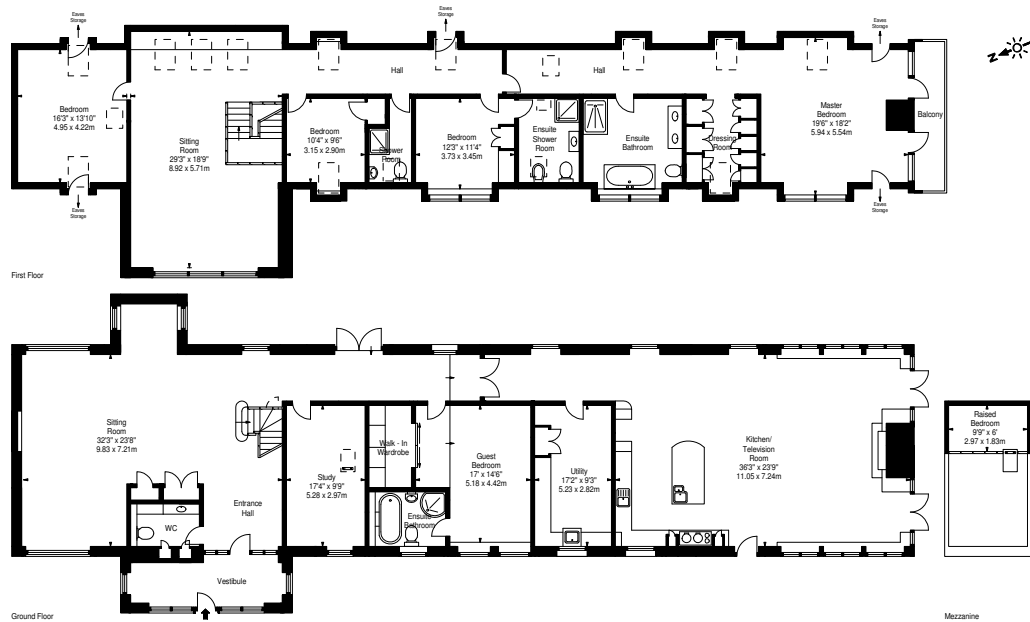








**Bramblywood,  
Buchanan Castle Estate,  
Drymen,  
Stirlingshire, G63 0HX**  
 Approx. Gross Internal Area  
 555 Sq Ft - 487.75 Sq M  
 Double Garage  
 Approx. Gross Internal Area  
 535 Sq Ft - 48.42 Sq M  
 For identification only. Not to scale.  
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