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**ENDRICK HOUSE**  
**CROFTAMIE**  
**G63 0EU**

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A truly stunning, traditional, detached country house dating back to 1884 providing a fully refurbished interior of eight principle apartments over two levels set within beautifully landscaped gardens.

'Endrick House' is a classic example of Victorian architecture and features many traditional details such as bay window, feature fireplace and crow step gables.

This beautiful family home is located in the heart of the village and enjoys magnificent views across open countryside surrounding Croftamie. The property has driveway access with enough space to host numerous cars. There are also two separate cellar areas providing excellent storage.



### AT A GLANCE

- Four bedroom detached villa
- 8 principal apartments
- Magnificent views
- Expansive landscaped garden grounds

### THE FINER DETAIL

- Newly replaced double glazed windows
- New central heating system to include radiators
- Recently upgraded kitchen, bathroom & shower room
- Wealth of period features
- EPC Band

















The interior of the property has recently been upgraded to an excellent standard throughout to include new windows, full central heating system with new radiators and fully fitted kitchen, bathroom and shower room. The house extends to almost 3,000 square feet and whilst the photographs and floorplan will give a better idea of form and layout, a brief summary of the accommodation comprises – Welcoming reception hallway, bright lounge with dual aspects over the front and side garden and open fireplace, freshly decorated home office (which could be used as a further bedroom), W.C., fully fitted dining kitchen featuring a Rayburn range cooker and Belfast sink with utility room off and traditional stone tiled floor throughout. Downstairs, the property also benefits from a large living room with log burning stove and views across the garden and neighbouring fields. As you proceed up the impressive staircase, the accommodation extends to 4 double sized bedrooms. The master benefits from an impressive en-suite bathroom with roll top bath, dual wash hand basins and large walk in shower. A newly fitted stylish shower room completes the upstairs accommodation.

Croftamie itself is a peaceful village surrounded by picturesque countryside including low level and more challenging walking routes of the West Highland Way, the John Muir Way and the Connick Hill range meeting the shores of Loch Lomond. Croftamie offers a nursery and The But & Ben restaurant however a wider selection of services can be found in the nearby village of Drymen including shops, hotels, pubs, butcher, health centre and dentist. Drymen Primary School subsequently feeds into the excellent Balfron High School and Balmaha Road links to Balmaha itself, located on the shores of Loch Lomond. Major road networks also provide easy access to the centres of Stirling and Glasgow in approximately 30 minutes.



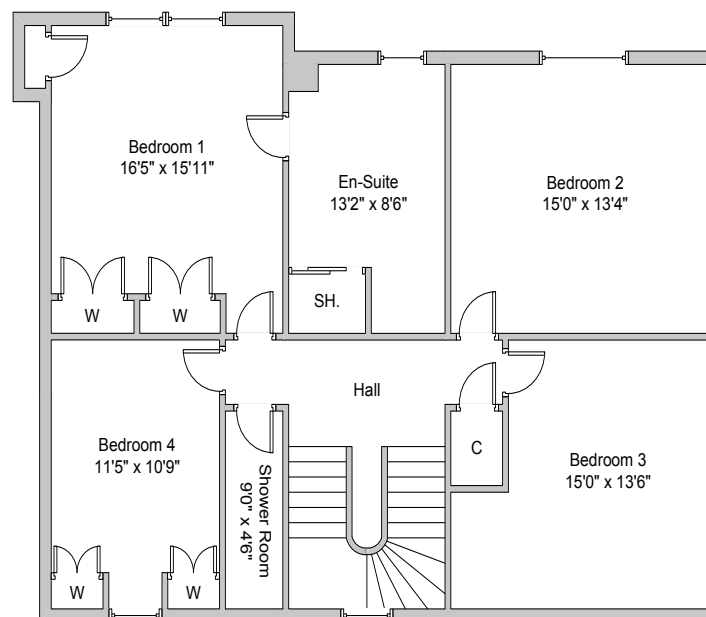
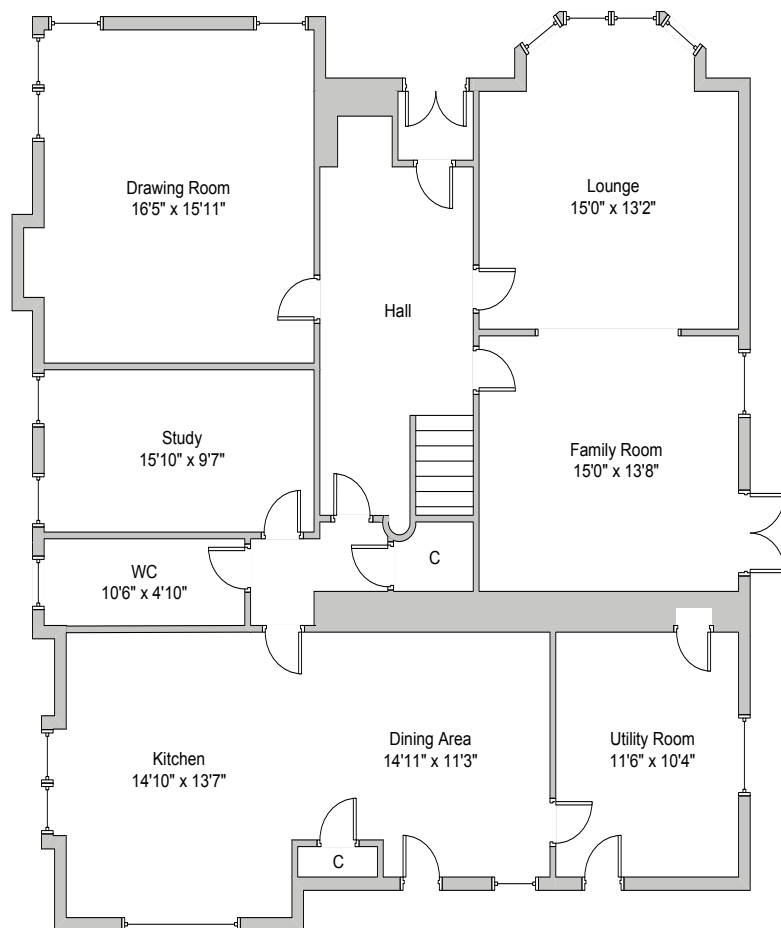












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EPC Band D

Approx gross internal area 2960 sqft | 275 sqm

Property reference BP8898

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.









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