



To view the HD video click here



A magnificent six bedroom detached villa of just over 4,500 square feet enjoying an idyllic setting within expansive grounds of just over one acre. Buchanan Castle Estate is a highly sought after, tree lined address next to the impressive ruins of Buchanan Castle itself and is home to picturesque scenery and Buchanan Castle Golf Club. The area falls within the Loch Lomond and the Trossachs National Park, an area of outstanding natural beauty and is a short distance from Balmaha on the shores of the loch offering a range of cafes and restaurants. The area is home to renowned low level and more challenging walking routes including the West Highland Way and Ben Lomond and further outdoor pursuits include a wider choice of golf clubs, an equestrian centre, tennis and football clubs, the Buchanan Arms leisure centre with gym and swimming pool and various water sports are available on Loch Lomond itself. Drymen offers a wide selection of amenities including various shops, restaurants, delicatessens, bakery, butcher, medical centre and pharmacy. Drymen Primary School subsequently feeds into the excellent Balforn High School to which a regular bus service operates and major road networks provide easy access to Stirling and Glasgow city centres.

AT A GLANCE

6 bedroom detached villa

Approximately 4,500 square feet of accommodation

Mature gardens of around 1 acre

Idyllic setting next to Buchanan Castle Golf Club

Excellent local schooling

Within the Loch Lomond and Trossachs National Park

THE FINER DETAIL

Double glazing including beautiful timber

framed Blairs windows

Truly stunning dining/family kitchen

Gas fired central heating system

Lutron lighting

AGA cooker

Open fire

EPC Band D









Internally, this impressive home offers nine principal apartments formed over two levels beginning in the vestibule and entrance hall with WC. There is a sitting room and upstairs lounge with vaulted ceiling which is flooded in natural light and affords wonderful views of the neighbouring tree lined boundary through a full gable wall of glazed windows. The heart of the home is without question the truly stunning kitchen open to dining area and family room. This room includes underfloor heating to a beautiful oak flooring and includes light coloured wall and base units, marble surfaces with the exception of the large centre island and breakfast bar which is topped by wooden worktops. The kitchen is formed around a beautiful AGA Range cooker and features a Belfast sink, integrated dishwasher, under unit lighting and opens to the dining area and family room with open fire and several sets of doors to the gardens. Next to the kitchen lies a large utility room, there is a study/sixth bedroom with a raised mezzanine level above and five further bedrooms. The master bedroom features a glass balcony affording wonderful views across the gardens and also includes a dressing room and five piece en suite with low profile shower enclosure, separate bath and 'his' 'n' 'her's sinks. Bedrooms two and three also include en suite facilities, bedroom three has a walk in wardrobe and a separate shower room serves the remaining bedrooms. In summary, this is an impressive home and offers truly deceptive proportions and lies within expansive garden grounds.

On entering the freshly painted gates, a monoblocked driveway offers parking for several vehicles and leads to the double detached garage. The established lawned gardens offer a choice of seating area with slabbed patios on each side and at the foot of the garden lies a charming, pavilion style sheltered dining area.











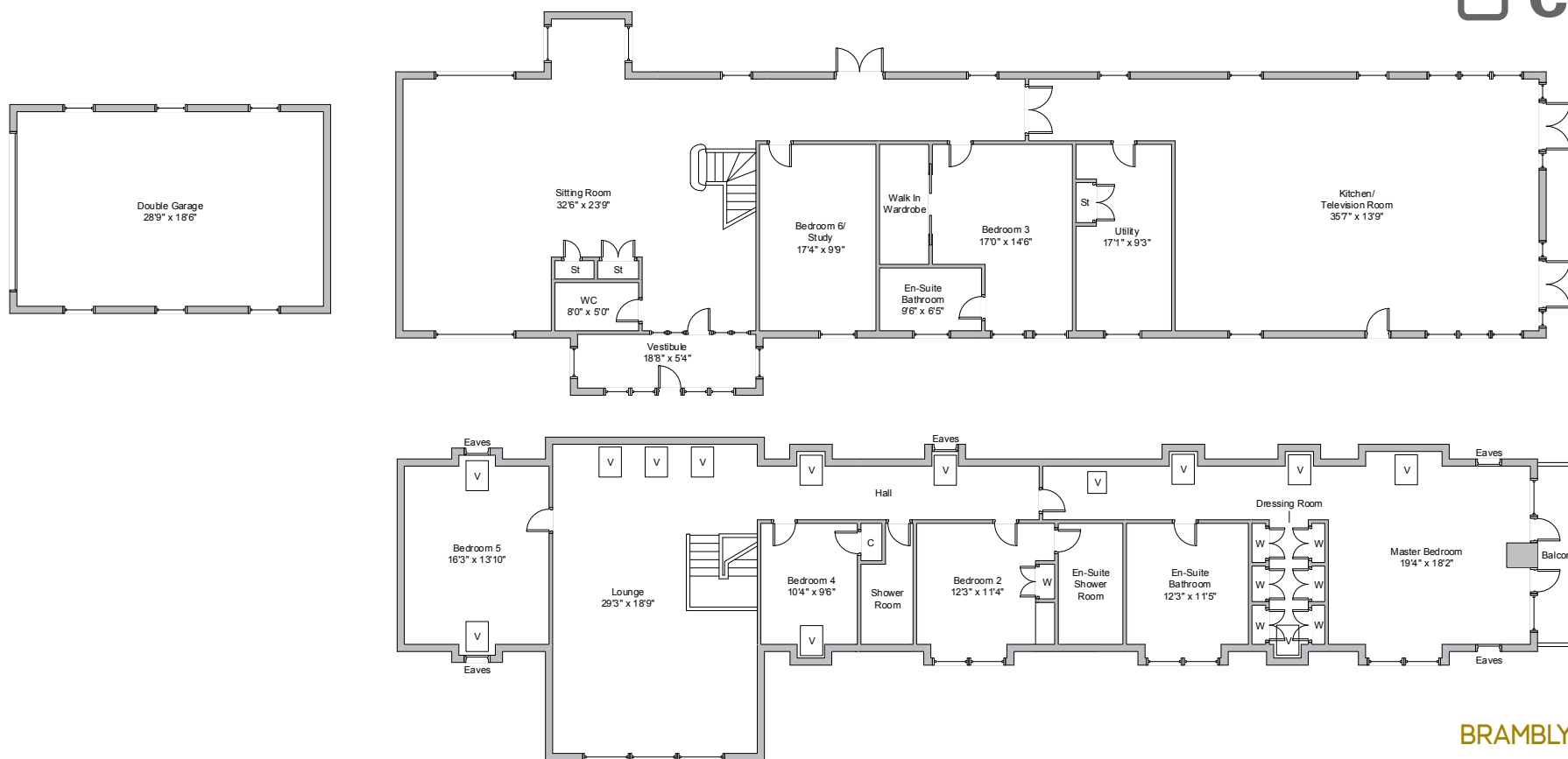












BRAMBLYWOOD
BUCHANAN CASTLE ESTATE
DRYMEN, G63 0HX




EPC Band D

Approx gross internal area 4585 sqft | 426 sqm

Property reference BM8888

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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