

CASTLE VIEW

DALNAIR ESTATE, CROFTAMIE, G63 OEZ



CASTLE VIEW is an intimate development of just six luxury five bedroom detached homes affording an idyllic setting within the grounds of the magnificent Dalnair Castle. Formed around a small, exclusive cul de sac, will be a choice of 2 property styles, The Oak – 3,229 square feet and The Beech - 3,197 square feet, each offering impressive open plan living accommodation, five bedrooms, separate home office and several en suite facilities.

Developers, The FM Group, is an award-winning property developer with a well-earned reputation for delivering unique, high-quality developments. This includes the delivery of luxury homes in exclusive locations.

The designs feature an abundance of glass including bi-fold doors, quaint dormer window projections, oak veneered doors and expansive double garages.

Castle View occupies an elevated, tree lined setting surrounded by rolling fields and countryside close to the banks of the River Endrick and neighbouring hills. The development lies at the left of a sweeping, tree lined driveway, also leading to Dalnair Castle, located at the edge of the village of Croftamie offering the But & Ben restaurant and a nursery with primary schooling available in the nearby village of Drymen which, subsequently feeds in to the excellent Balfron High School. The location on the edge of the Loch Lomond and Trossachs National Park is a wonderful playground for those who enjoy outdoor pursuits including cycling, walking and water sports. These include the West Highland Way and the John Muir Way, a number of hillside walks and boating and water sports are available at nearby Loch Lomond. The nearby village of Drymen offers a wide range of amenities including shops, butcher, Post Office, medical centre and dentist and includes a number of hotels, restaurants and Scotland's oldest licenced pub, The Clachan Inn. The A811 and A809 offer easy access to the centres of Stirling and Glasgow in approximately 30 minutes or thereby.

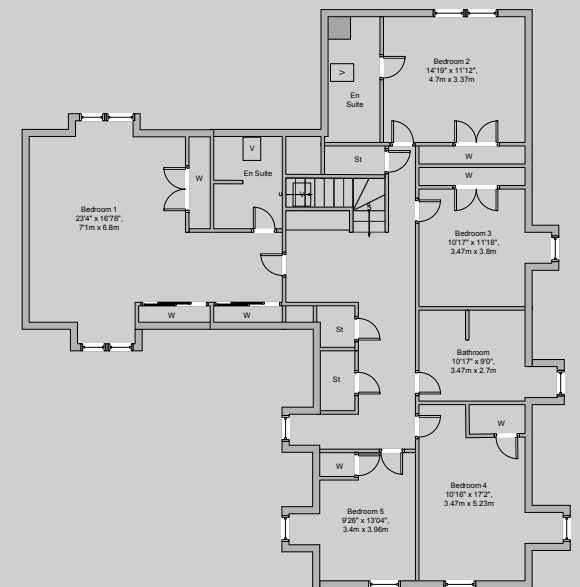
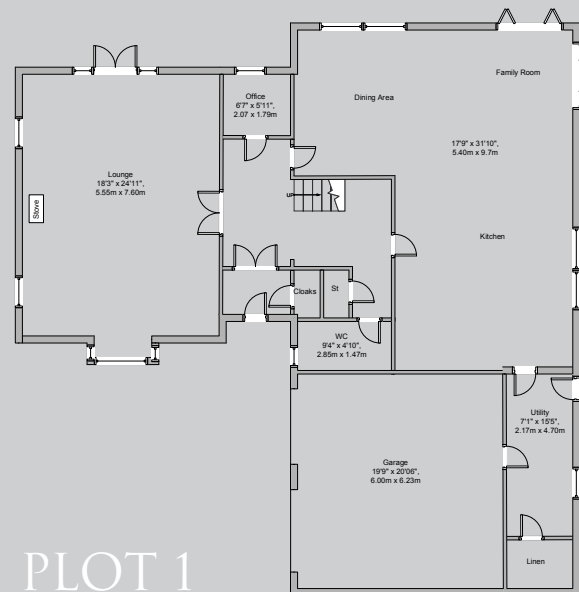




THE OAK STYLE

3,229 SQUARE FEET

The accommodation begins in the vestibule and central entrance hall with French doors opening to the lounge with wood burning stove and is flooded in natural light by a box bay window, two further windows and a set of French doors to the garden. The heart of the home is unquestionably the expansive L-shaped kitchen/family room/dining area which exceeds 31' in length. Featuring a range of fitted wall and base units by renowned kitchen designed Brooklyn kitchens of Stirling, kitchens include a range of integrated appliances and offer a breakfast bar and ample provision for a dining table and chairs. The family room opens to the garden with two sets of bi-fold doors, there is an adjoining utility room with door to the double garage, a separate home office and downstairs WC. Upstairs, off the spacious upper landing, lies five bedrooms all with built in wardrobes, two with en suite facilities and finally, an impressive family bathroom.



PLOT 1











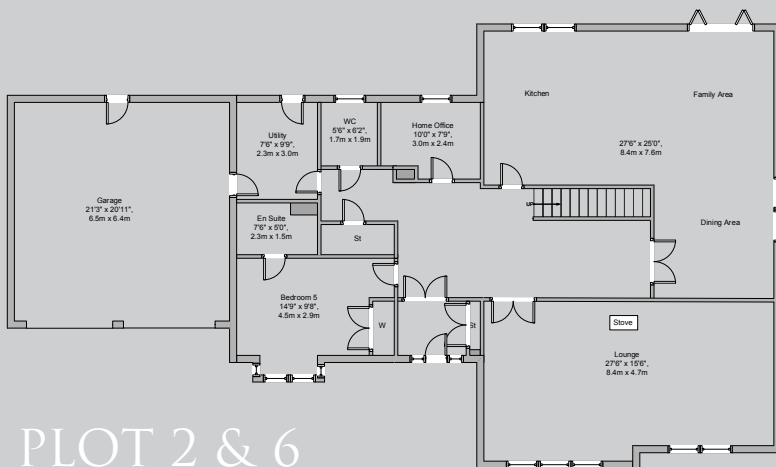
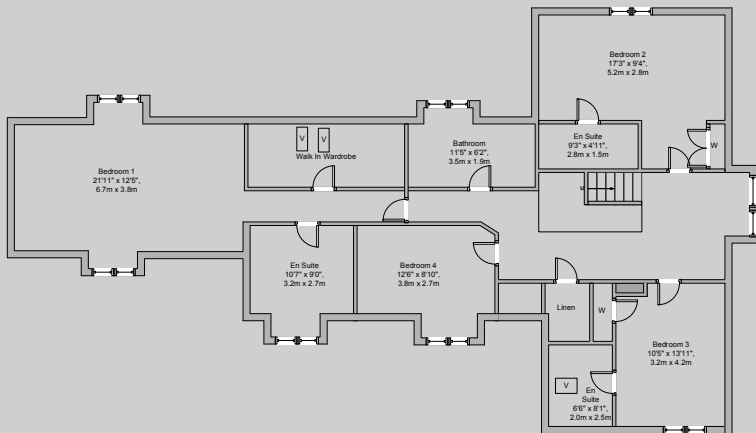


THE BEECH STYLE 3,197 SQUARE FEET

The accommodation begins in the vestibule and entrance hall continues in the lounge with wood burning stove. A superb kitchen opens to the dining area and family room and features a range of integrated appliances, Silestone surfaces, breakfast bar area, ample provision for a table and chairs and is flooded in natural light by several windows and bi-fold doors to the garden. There is a utility room, home office, downstairs WC, five bedrooms, three with en suite facilities, master bedroom with walk in wardrobe and finally, the family bathroom.

Each property features a double integral garage with electric doors, tarmac driveways and turfed rear gardens.

Please note that the photographs displayed are of the recently completed Walled Garden development within the Dalnair Estate. These are also of the Oak and Beech styles and are indicative of the exemplary quality of finish and generous proportions.

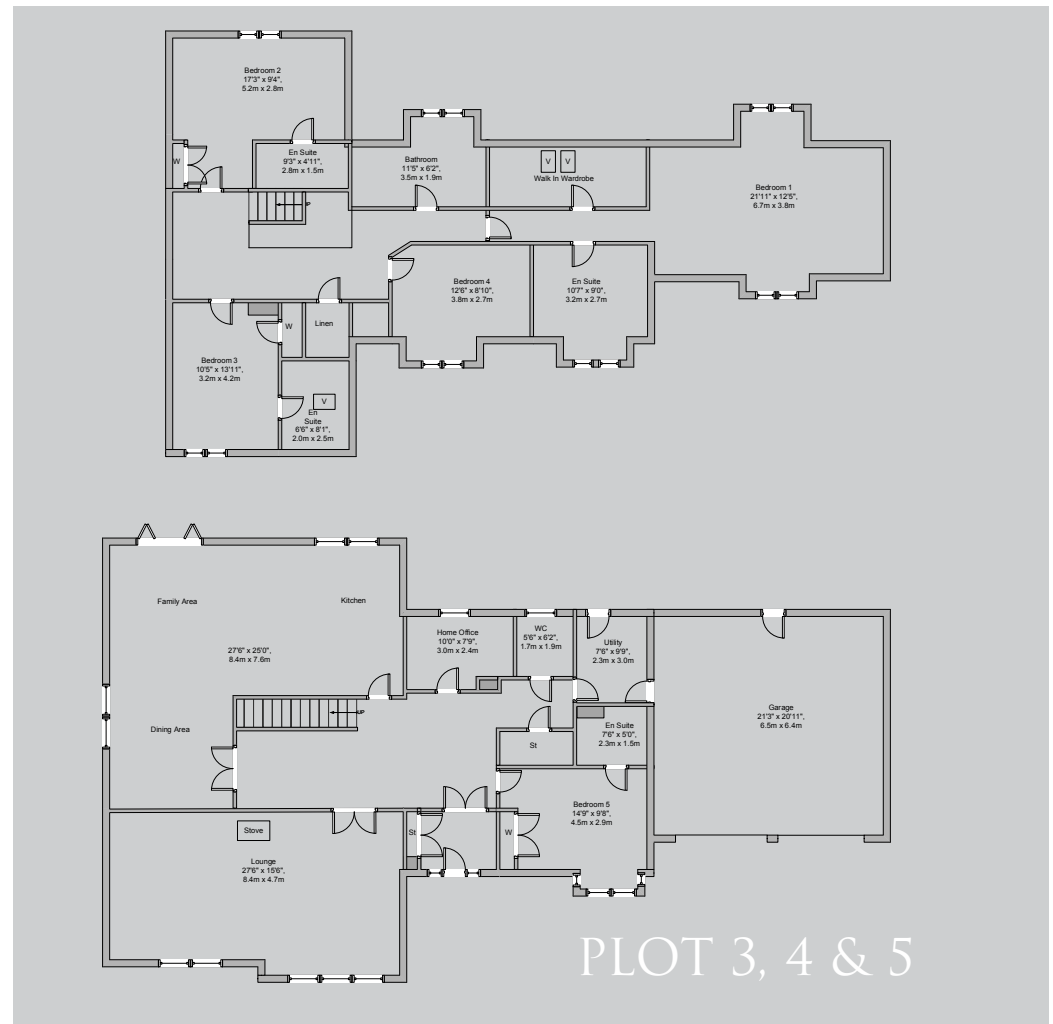


PLOT 2 & 6














SPECIFICATION

A detail specification list includes:-

- Silestone worktops in kitchen. (utility Laminate)
- Brushed Chrome sockets above worktops in kitchen.
- White sockets & switches throughout rest of house.
- Porcelanosa tiles. to 1.1m above floor level on sanitary ware walls.
- Porcelanosa Tiles to wet area floors.
- Hansgrohé brassware and laufen sanitary ware.
- MDF finishing's throughout with Oak handrail and newel caps to stair.
- Oak Veneered doors - double doors to lounge partially glazed.
- Brushed affect ironmongery.
- Deep Skirtings to ground floor.
- White paint finish throughout.
- Cornice to downstairs lounge kitchen dining room and hall plus upstairs hall.
- Beech effect shelving to Wardrobes with Chrome ironmongery.
- Nordan doors and windows fully double glazed.
- Wood burning Stove.
- Gas Central Heating.
- PV Solar roof panels.
- Motorised Garage doors.
- Concrete slabs to patio areas and partial perimeter of house
- Tar to driveway.
- Turfed front garden.
- Post & rail fence to rear boundary.





Find out more contact Clyde Property Bearsden: 68 Drymen Road, Bearsden G61 2RH. T: 0141 570 0777 F: 0141 570 0123 E: bearsden@clydeproperty.co.uk   



clydeproperty.co.uk

