











Upon entering this beautiful home you are greeted by an inviting entrance vestibule leading to a welcoming reception hallway. The front facing sitting room, featuring a cosy wood-burning stove, provides a warm and inviting atmosphere. The heart of the home is undoubtedly the impressive, fully-fitted kitchen, complete with an island unit, breakfast bar, granite worktops, and a dining area.





Bi-fold doors open from the kitchen to the charming garden room, creating a seamless flow perfect for entertaining. The luxurious principal bedroom suite is a true retreat, boasting a walk-in wardrobe and a high-specification ensuite shower room with twin sinks and a rain shower. Three additional double bedrooms offer ample space for family or guests, and the beautifully appointed family bathroom features a free-standing bath, adding a touch of elegance to the home. A useful utility room completes the accommodation. Warmth and comfort are ensured with oil-fired heating and double-glazed windows throughout the property. Independent under floor heating to the bathrooms, kitchen and family room which can be controlled separately from the main heating system.





Positioned in a peaceful setting within the sought after semi rural village of Buchlyvie, this superb four-bedroom detached bungalow has been professionally extended and meticulously presented to an exceptional standard.

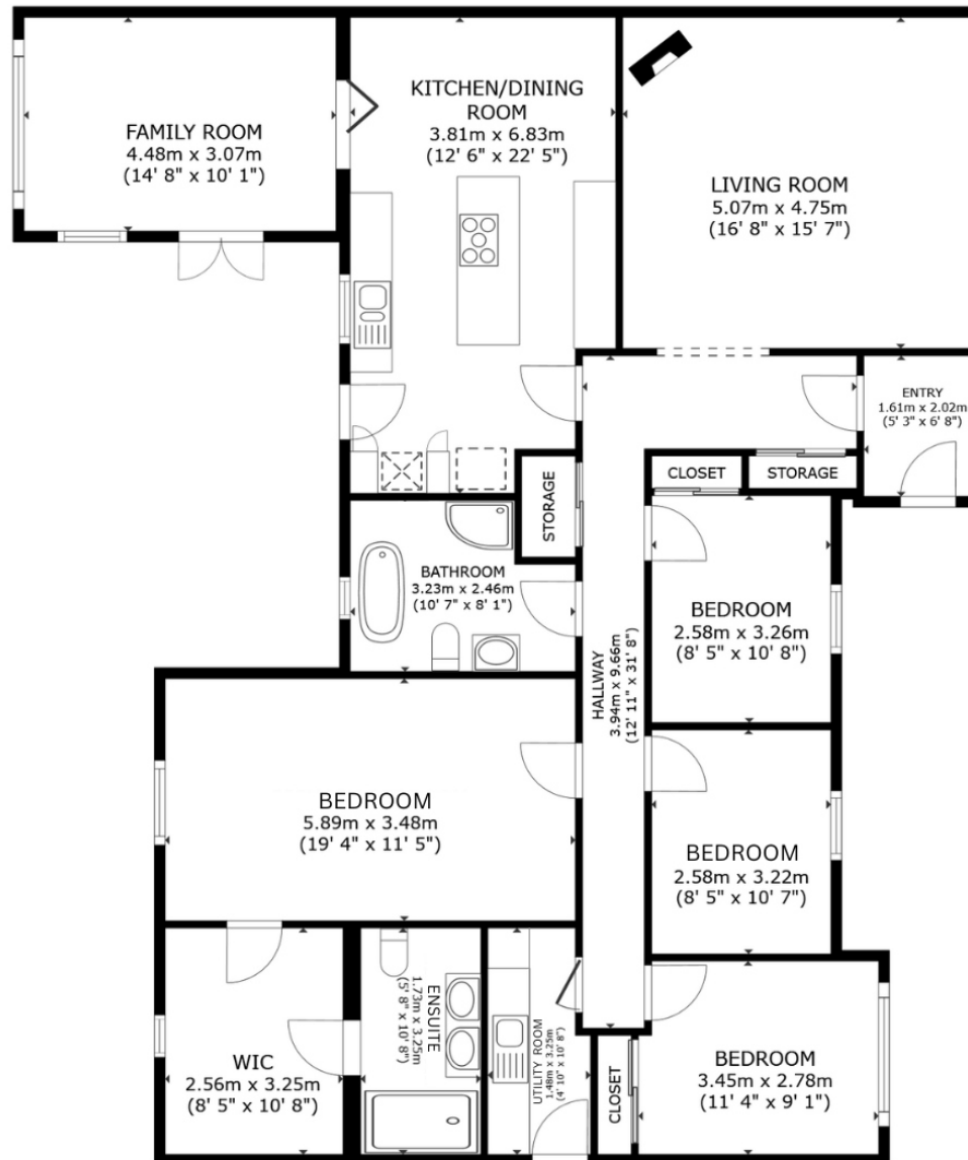
The immaculate, fully landscaped rear gardens are a highlight, featuring a manicured lawn, hedging, attractive planting, and a large patio area ideal for outdoor entertaining. A mono-bloc driveway provides ample parking space.

Key Features

- A superb, professionally extended, four-bedroom detached bungalow
- Front-facing sitting room with wood-burning stove
- Impressive fully-fitted kitchen with island unit, breakfast bar and dining area
- Charming garden room
- Principal bedroom suite with walk-in wardrobe and high-specification ensuite
- Three additional double bedrooms
- Beautifully appointed family bathroom
- Immaculate, fully landscaped rear gardens with lawn and large patio area
- Mono-bloc driveway for ample parking space
- Located in the sought after semi rural village of Buchlyvie
- **EPC – D**



Buchlyvie, a charming Stirlingshire village, is located 15 miles west of Stirling, 24 miles from Glasgow, and 7 miles from Loch Lomond. Designated a burgh of the barony in 1672, the village has grown around its wide main street lined with 18th and 19th-century cottages. Today, it is a vibrant community with a village pub, a doctor's surgery, a general store, a coffee shop, a pottery, an art gallery, and a garage offering repairs, MOTs, and fuel.



FLOOR PLAN

Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.



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