



**27 MOOR ROAD**

BALFRON



C O R U M

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**4 | EN-SUITE BEDROOMS**

**4 | PUBLIC ROOMS**

**| SUBSTANTIAL HOME OFFICE SPACE**

**An architecturally designed detached family home providing accommodation in excess of 3000sqft formed over a flexible eight apartment layout. In addition, there is circa. 500sqft of garage/home office space which has a separate rear entrance.**

The home sits in a wonderful, mature and landscaped plot which is fully enclosed for added security and child safety. To the rear, there are areas of well-maintained lawn and thoughtfully placed patio areas as well as a detached, brick built storage unit.

To the front, there is a large mono blocked 'in and out' driveway with two sets of electric gates providing parking for 4/6 vehicles.

The highly sought-after Balfron Primary School and High School Campus is located adjacent to the property, as is the delightful Donaldson Park which in turn leads on to Balfron's magnificent 18-hole golf course. The accommodation on offer extends to:

**Ground Floor**

- Substantial reception hallway with courtesy door to garage along with ample space for seating and storage
- Dual aspect, bay windowed lounge with feature fireplace
- Formal dining room which could equally be utilised as a sitting/family room
- Traditional family kitchen with feature range cooker
- Garden Room located off the kitchen with door to garden making this an ideal dining/relaxation space
- Large double bedroom with a bank of fitted wardrobes
- Fully tiled ensuite bathroom with feature twin bath
- Separate four piece, fully tiled family bathroom

**First Floor**

- Spacious upper landing area which is flooded in natural light featuring a custom-built Neville Johnstone open plan office/computer desk area
- Excellent storage cupboard facilities for linens etc.
- W.C.
- Three well-proportioned double bedrooms, all with ensuite facilities
- Extensive eaves storage

**Garage/Workshop/Home Office**

A four-car garage with twin electric insulated roller doors, central heating, ample sockets, (230v, 110v along with 3 phase power available) and storage shelving. Off the garage there is a home office space with window and rear doorway out to gardens.

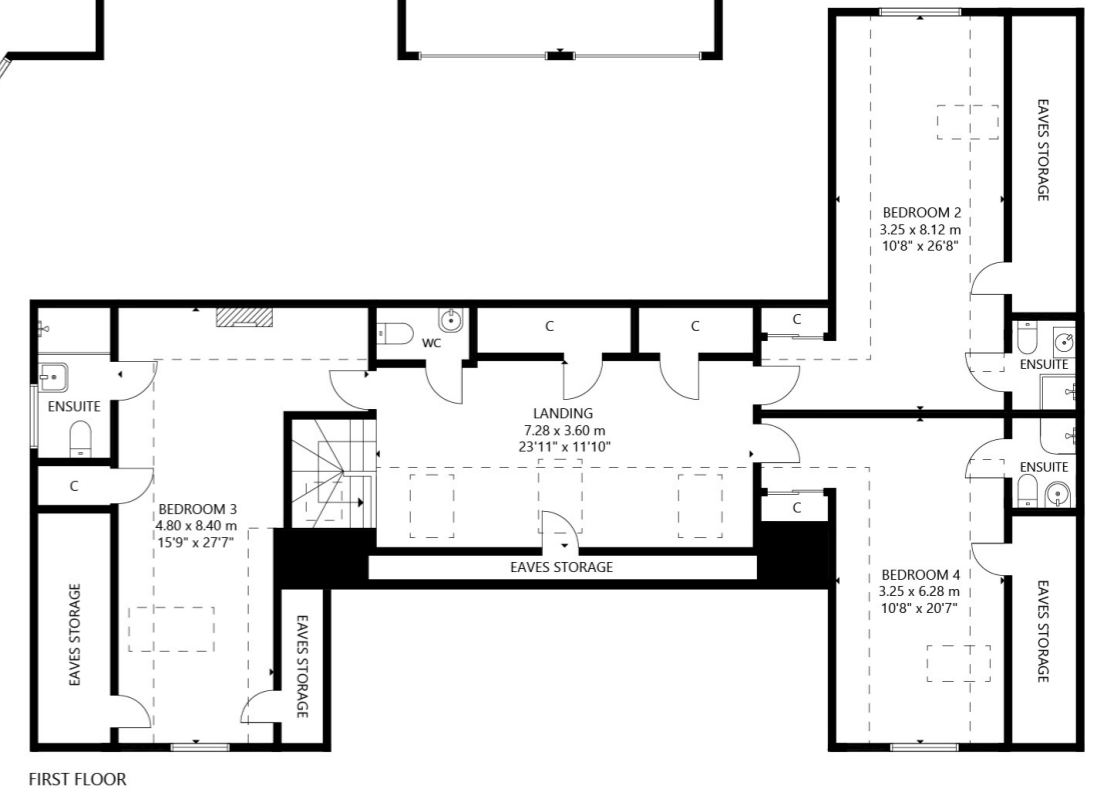
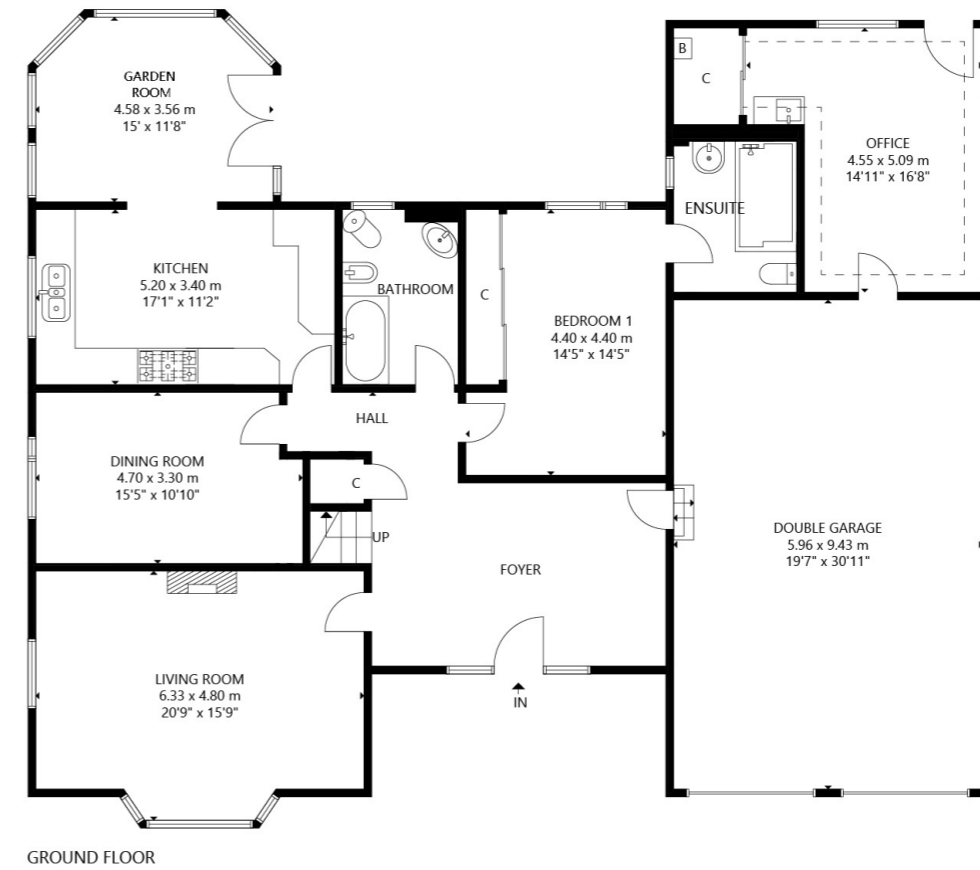












#### Local Area

The picturesque village of Balfron has a good range of local shops, Co-op convenience store, cafes, village pub, Post Office, chemist and a superb health centre. It is surrounded by some beautiful countryside, just to the north of the Campsie Fells and just outside the boundary of the Loch Lomond & Trossachs National Park. For those who commute, it is within twenty miles of Glasgow City Centre and Stirling Town Centre.

**BD3281** | Sat Nav: 27 Moor Road, Balfron, G63 0PB

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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