

TROUGHSTONE

STRATHBLANE



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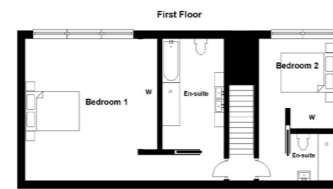
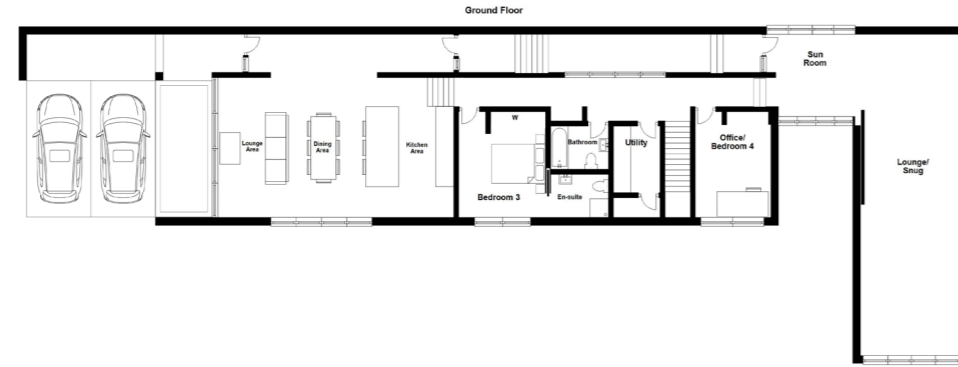
Troughstone presents a wonderful opportunity to purchase a plot of land on the outskirts of Strathblane, with planning application submitted to construct a meticulously architect-designed, four-bedroom detached villa, sprawling over approximately 2,900 square feet.

The finished property would be nestled within the captivating, undulating landscapes of Campsie Glen country-side, promising a harmonious blend of luxury and tranquility.

Location & Accessibility

The plot is strategically positioned just outside the quaint village of Strathblane and spans across a significant plot of lush, verdant land. It boasts convenient accessibility to mains water and electricity, while wastewater management is efficiently handled via a septic tank, all compliant with Stirlingshire planning protocols.

Application reference number: 23/00261/FUL.



Kitchen / Living:	5.36m x 9.45m 17'7" x 31'
Bedroom 1:	5.40m x 5.25m 17'9" x 17'3"
Ensuite:	4.25m x 2.45m 13'11" x 8'
Bedroom 2:	3.45m x 3.00m 11'4" x 9'10"
Ensuite:	1.80m x 1.80m 5'11" x 5'11"
Bedroom 3:	4.05m x 3.45m 13'3" x 11'4"
Ensuite:	1.65m x 2.29m 5'5" x 7'6"
Office/Bed 4:	4.05m x 3.00m 13'3" x 9'10"
Utility:	2.55m x 1.85m 8'4" x 6'1"
Bathroom:	1.65m x 2.29m 5'5" x 7'6"



Local Amenities

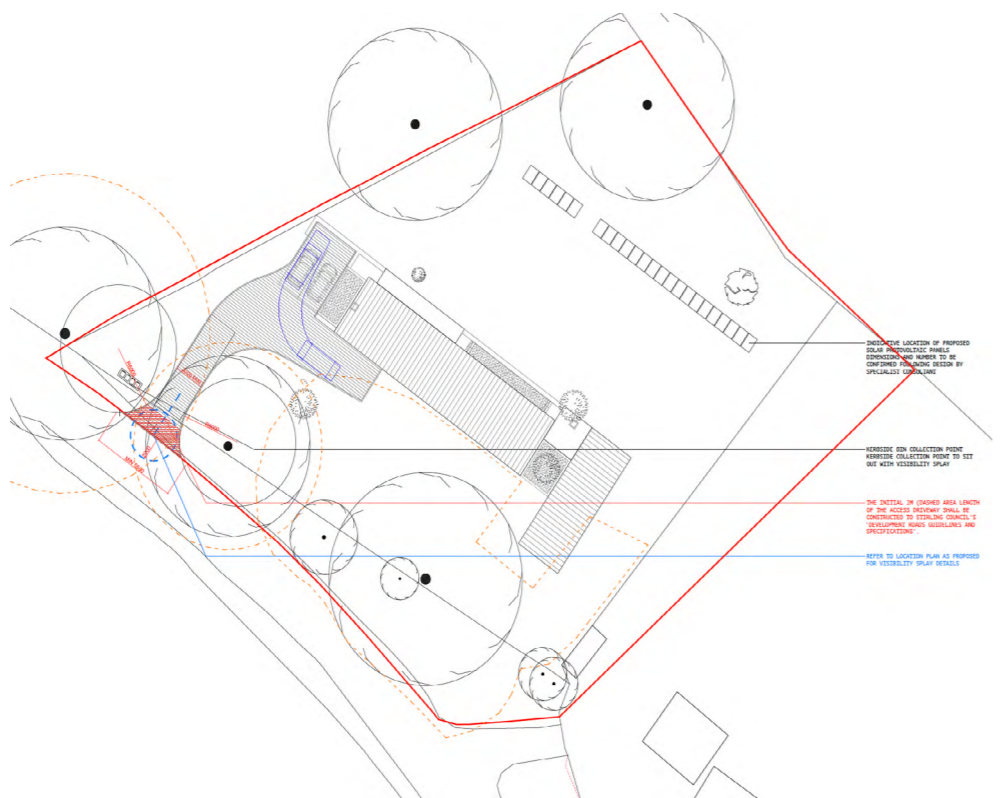
Strathblane and the neighboring village of Blanefield take pride in a well-rounded selection of local amenities, ensuring residents have easy access to every modern comfort. The village offers an extensive array of services, including a health center complete with GP practice, a variety of eateries like restaurants and a village pub, and a locally reputed hotel.

Daily necessities can be procured from the nearby convenience store, along with several other distinctive independent stores, encapsulating a sense of community within a bustling local economy.

The Lifestyle

This unique opportunity embodies the epitome of bespoke living, with meticulously planned architectural design, unrivaled location benefits, and the charm of serene, picturesque surroundings, making it a jewel for prospective homeowners or investors.

Whether it's embracing the local culture, exploring the great outdoors, or simply relishing in the beauty of your surroundings, this property offers a lifestyle like no other.





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