



TIGH FIODHA

BALMAHA

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Tigh Fiodha is located in the extremely popular and picturesque village of Balmaha, at the foot of Conic Hill, on the banks of Loch Lomond. The property itself is a timber clad non-traditional three-bedroom detached bungalow, positioned on a generous level plot, providing on the level accommodation, however, the current owners hold Planning Permissions (2019/0359/DET) to erect three two bedroomed terraced holiday lodges, delivering a potentially very rewarding business proposition. The plans and all supporting details can be found on the Loch Lomond & Trossachs Planning Portal. Further information surrounding this future business proposition, including proposed income levels, can be discussed by getting in touch with Corum.

In full, the present accommodation comprises:- entrance hallway, large open plan dining room and a well-equipped modern kitchen, utility room, with access out, shower room, with three piece suite, principal bedroom, with fitted storage, second good sized double bedroom, third smaller bedroom, a large dual aspect lounge, with feature fireplace and wood burner, and, completing the accommodation, a well-appointed three piece family bathroom.

The specification includes double glazing throughout and gas central heating via a combi boiler and LPG supply.

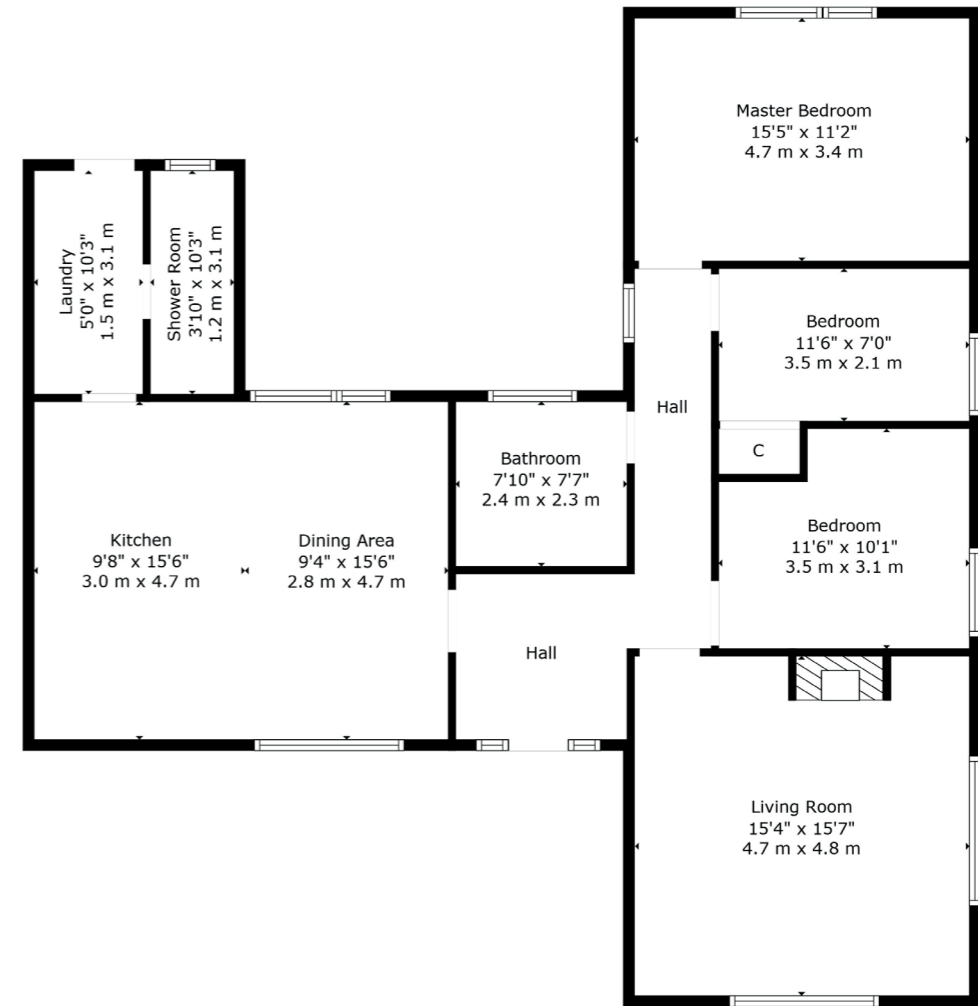
Externally the property sits within a generous, level and enclosed plot comprised of a large, gravelled driveway loop, with covered parking port, expansive lawned sections and mature beds and borders, well stocked with shrubs, plants and trees.

Given Tigh Fiodha's proximity to Glasgow and beautiful and picturesque setting, the sale offers a rare and intriguing opportunity for a range of different buyers; for those seeking a lifestyle move further afield or someone looking to invest and grow a potentially profitable venture.









The village of Balmaha is located on the eastern shore of Loch Lomond in the council area of Stirling. It's an essential stop for West Highland Way walkers, home to the Loch Lomond and Trossachs National Park Visitor Centre and a great base for climbing Conic Hill and exploring the island of Inchcailloch. There are shops, cafes and other visitor facilities both in the village and nearby Drymen. There are good road links to Glasgow and the nearest railway station is at Balloch.

BD3654 | Sat Nav: Tigh Fiodha, Balmaha, G63 0JQ

For the full home report visit www.corumproperty.co.uk

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



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