



**4 BALLAGAN HOUSE**  
STRATHBLANE

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Nestled at the foot of The Campsies, and occupying a peaceful, semi-rural setting, Ballagan House offers the superb opportunity to balance idyllic countryside living with the convenience of only being a ten-minute drive to Milngavie's amenities and conveniences. Ballagan House itself dates back to 1760 or thereby, and exudes period charm and character, sitting within nine acres of beautifully tended mature grounds and was extended with a tower and Italianate front in 1897. No. 4 is positioned to the front of the building and delivers grand proportions, an abundance of period detailing and a sublime outlook over the charming gardens. There is a private garage, resident's and visitor parking, and an additional external storage space.

Internally, this wonderful home comprises; well kept residents hall and stair, grand welcoming reception hallway accessing all apartment, a simply stunning formal lounge to the front with bay window, feature fireplace and beautiful outlook over the gardens to the front, well equipped modern kitchen with a range of base and wall mounted units, large principal bedroom with fitted storage, additional double bedroom to the front, main bathroom with three-piece suite with shower over bath, and separate WC completes the accommodation.

Externally the garden grounds are both extensive and charming. Comprising large lawn sections, beautiful mature trees, beds and borders, outside seating areas, and the peaceful Ballagan stream which cuts through the grounds. The specification includes maintained timber sash single glazed windows throughout, and an oiled fired central heating system.

A wonderful opportunity for any prospective buyer to acquire a truly idyllic semi-rural base, whilst being incredibly well connected and close by to surrounding amenities, conveniences and transport links.





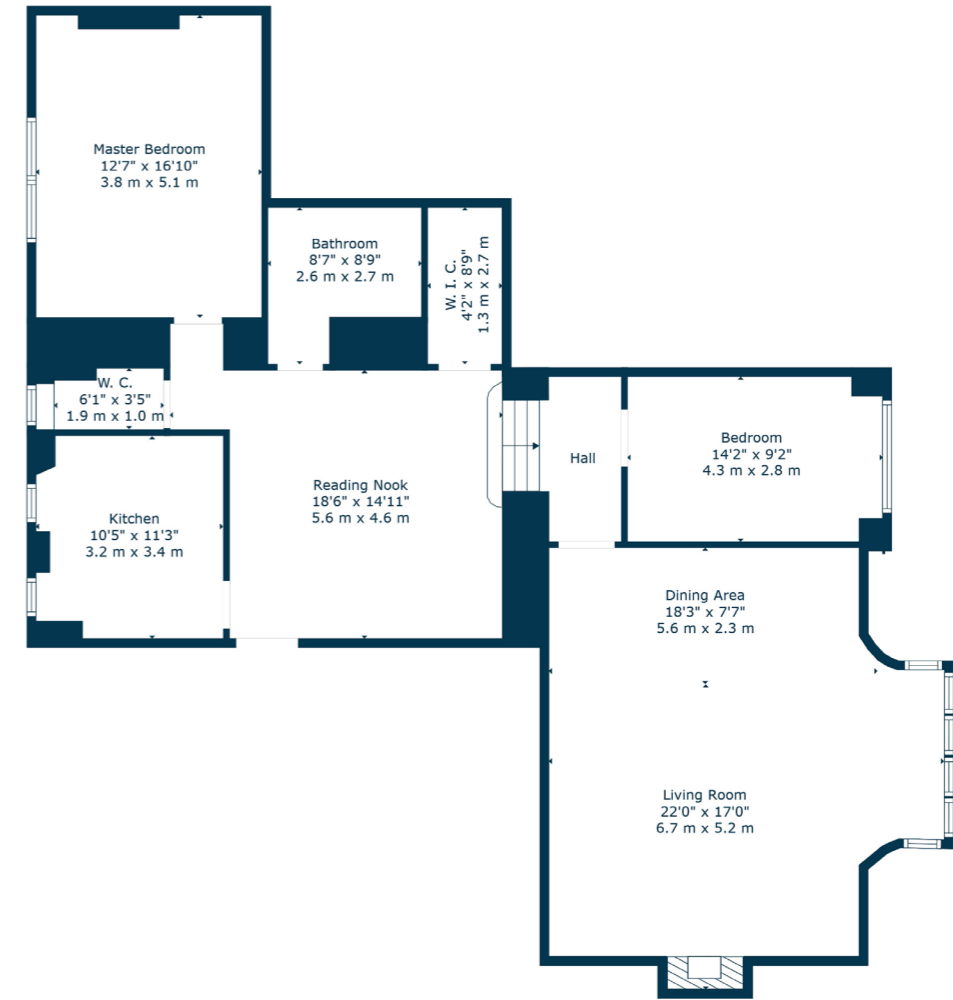












The villages of Strathblane and Blanefield are well served by local amenities. The village itself offers an excellent range of amenities including a GP practice / health centre, restaurants, hotels and village pub. There is a Spar, Co-Op, and a number of other independent stores. For clients who enjoy the outdoors, the villages are located in the foot hills of the Campsie Fells and there are many pleasant walks to be enjoyed, especially at nearby Mugdock Country Park. There is also excellent access to The West Highland Way.

**BD3657** | Sat Nav: 4 Ballagan House, Strathblane, G63 9AE

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





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