



## 5 CALDARVAN STATION COTTAGE

GARTOCHARN

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**Set in beautiful countryside, in close proximity to the picturesque village of Gartocharn, is this superb, and immaculately presented five bedroom detached home delivering spacious and flexible accommodation, stunning professionally landscaped low maintenance gardens and a recently built composite clad insulated and powered garden room.**

Originally built in 2003, the property offers a peaceful rural setting and true walk in accommodation comprising; large bright and spacious welcoming hallway, wonderfully bright and generously proportioned modern kitchen with a range of base and wall mounted units, and integrated appliances, open planned dining area or family room which gives access out to the wonderful private and immaculate laid out rear garden, formal lounge to the front of the house with wood burner, formal dining room which gives access to a utility room, and then on to a home office (or fifth bedroom), and to complete the lower accommodation there is a large principal bedroom with generous integrated wardrobes and beautiful ensuite bathroom with four piece suite. Stairs lead up to the upper landing where there is generous storage off the hall, two bathrooms, one recently refitted with a three piece suite, and the other a well equipped shower room, and three good sized bedrooms all with storage.

Externally there is a large chipped driveway to the front with space for multiple vehicles, external storage, and a beautiful professionally landscaped rear enclosed garden featuring composite decks, firepit area, lawn and newly constructed insulated composite clad garden room with power and double glazing.

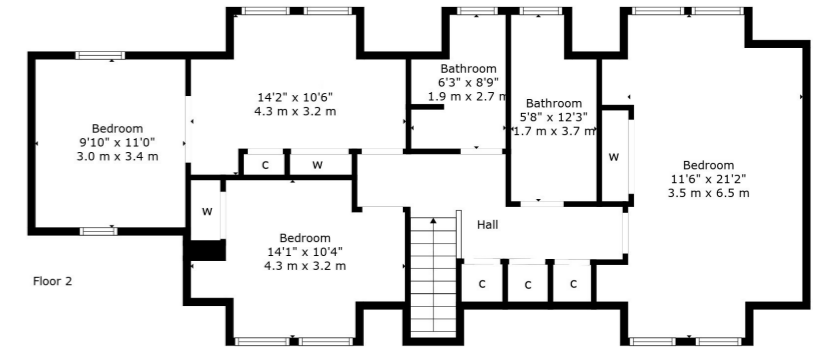
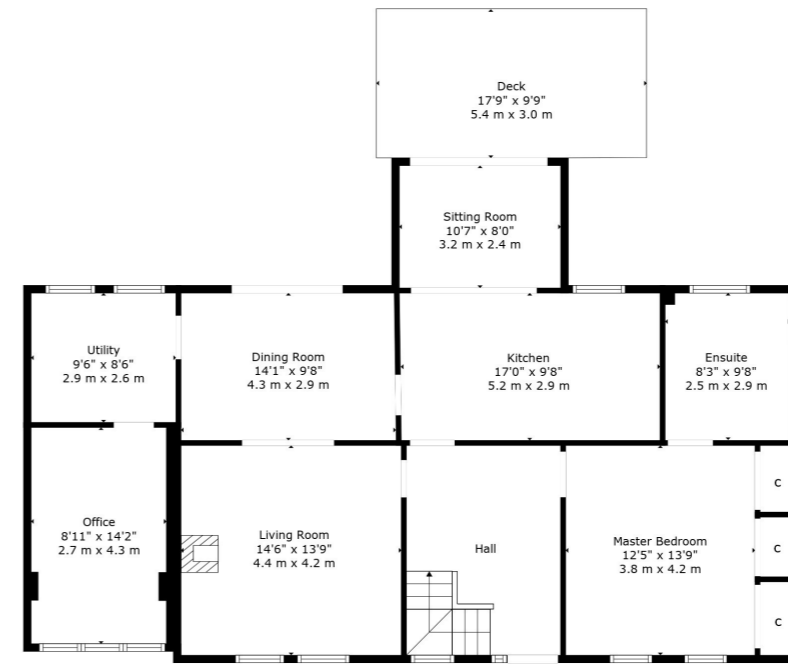
The specification includes double glazing throughout and a gas fired central heating system supplied by an LPG tank located to the rear of the property.

A quite superb opportunity to acquire this fantastic home offering a new buyer the balance of modern conveniences, with a peaceful rural setting.









The area is well placed for commuting to Glasgow, and Glasgow Airport (20 miles) can be accessed via the A82 (M8). There is a rail service from Balloch Station to Glasgow Queen Street. Within Gartocharn there is a village store, an excellent school and community hub. Ross Priory sits on the shore of Loch Lomond and offers great facilities and is within walking distance to the village. Neighbouring Drymen and Balloch provide further amenities with Drymen's Buchanan Arms hotel having a leisure club with swimming pool and the 5\* Cameron House Hotel and Country Club with its leisure complex together with a wonderful golf course.

**BD3664** | Sat Nav: 5 Caldvaran Station Cottage, Gartocharn, G83 8RR

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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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Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)