



3 OLD BALMORE BRAE
BALMORE

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5 | BEDROOMS

5 | BATHROOMS

2 | PUBLIC ROOMS

Nestled in the idyllic village of Balmore, at the base of the scenic Campsie Fells, lies Old Balmore Road. This superb development by renowned house builder Adam (Scotland) Ltd. boasts nine exquisitely crafted 5-bedroom family homes, each offering panoramic views of the lush, rolling countryside.

Plot 7, exemplifies high-end living with a focus on cutting-edge energy efficiency and superior specifications that exceed standard industry benchmarks.

The specification includes a designer kitchen, featuring elegant quartz worktops and top-of-the-line Siemens appliances, utility room, fitted with a standalone washer and dryer for convenience, ceramic Porcelanosa tiling and premium Laufen sanitary ware in all bathrooms, and an integrated garage with electronic remote control.

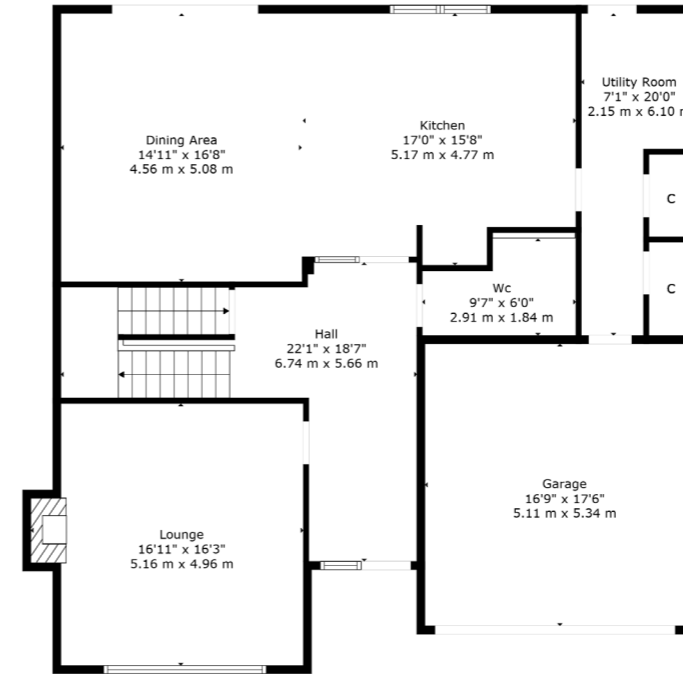
In full the accommodation comprises; welcoming reception hallway with large storage cupboard and wc off, large lounge to the front, superb and generously proportioned open planned dining room and high spec modern kitchen to the rear with large sliding door access out to the rear gardens, and utility/laundry room off the kitchen which allows access into the garage and out to the rear garden. Stairs lead up to the upper landing where there is a well-appointed luxury family bathroom and five bedrooms, all of double proportions, four featuring integrated storage and three with the addition of ensuite shower rooms.

Externally the property sits on a generous level and enclosed plot with large mono bloc drive with space for two cars to the front and a double garage. To the rear of the property there is an excellent garden laid to lawn.

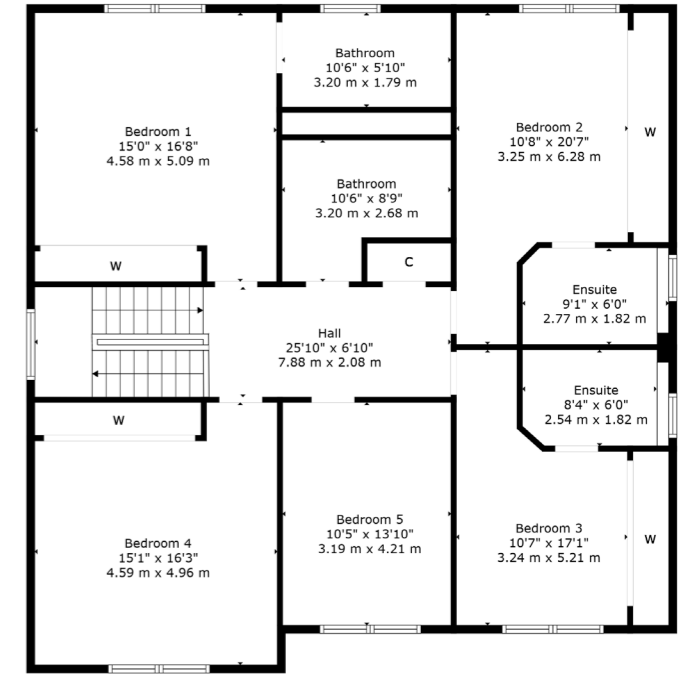








Ground Floor



1st Floor



Locally there are highly regarded primary schools nearby, a GP Practice, a collection of independent cafes, pubs and restaurants and a handful of excellent golf courses. The nearby towns of Bearsden and Milngavie offer a wider selection of shopping, retail, sports and hospitality facilities and are only a 5-minute drive from the development.

The countryside around Balmore is among the most beautiful to be found along Scotland's Central Belt, and the village acts as a tourist gateway to the scenic Campsie Hills. The starting point to both the revered West Highland Way and the sprawling John Muir Way are in close proximity, and the immaculately kept Mugdock Country Park is only a short drive from the development, which offer a wealth of dedicated walking routes and trails to explore.

The location of Old Balmore Road can be found by travelling North from Bearsden along the A807, following the road through Bardowie toward Torrance and along a scenic route that visits Bardowie Loch and winds through pristine farmland before reaching the development itself, which is located on the right-hand side and just off of the main road.

CEN2003 | Sat Nav: 3 Balmore Brae, Balmore, Torrance, G64 4AE

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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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