



# 1 WALLED GARDEN

CROFTAMIE

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- 5 | BEDROOMS
- 3 | BATHROOMS
- 2 | PUBLIC ROOMS

Located within the walled garden of the historic Dalnair Castle, this quite superb and immaculately presented five-bedroom detached family home delivers an idyllic rural setting, on the outskirts of the quaint village of Croftamie.

Nestled within an intimate cul-de-sac development of luxury detached homes, the property occupies an extremely sizeable plot and boasts open aspects over the neighbouring woodland and, indeed, Dalnair Castle itself. The property sits within extensive garden grounds, mainly laid to lawn, with a sweeping drive that leads down to the property and a double garage. The gardens wrap completely around the property and include a beautiful patio area to the rear.

Internally, the property has been meticulously maintained by our clients over their almost four year tenure and is brought to market in true turnkey order throughout. Spanning almost 3200 sq.ft, this beautiful home comprises:- entrance vestibule, with storage, which leads into a welcoming entrance hallway, also with storage. Off the entrance hallway, there is a WC and home office. There is an immensely bright and spacious formal lounge, with triple aspect, focal point wood burning stove and access out to the garden and patio, and, completing the lower level accommodation, there is an expansive open plan additional family room, dining area and superb, high spec kitchen, with a range of base and wall mounted storage, integrated appliances and Silestone worktops. This space is flooded with an abundance of natural light thanks to the dual aspect and corner bi fold doors out to the garden and large patio. Off the kitchen, there is a large, well-appointed, utility room that provides internal access to the large double garage.

Stairs lead up to the spacious upper landing and hall, with three large and extremely useful storage cupboards. There is a tremendous principal bedroom, featuring a plethora of fitted wardrobes and an attractive, well appointed en-suite bathroom, with four piece suite, a second double bedroom, also featuring fitted wardrobes and well appointed ensuite shower room, a further three double bedrooms, all with fitted storage, and, completing the accommodation, there is a beautifully appointed main bathroom, with four piece suite.

The specification includes double glazing,





















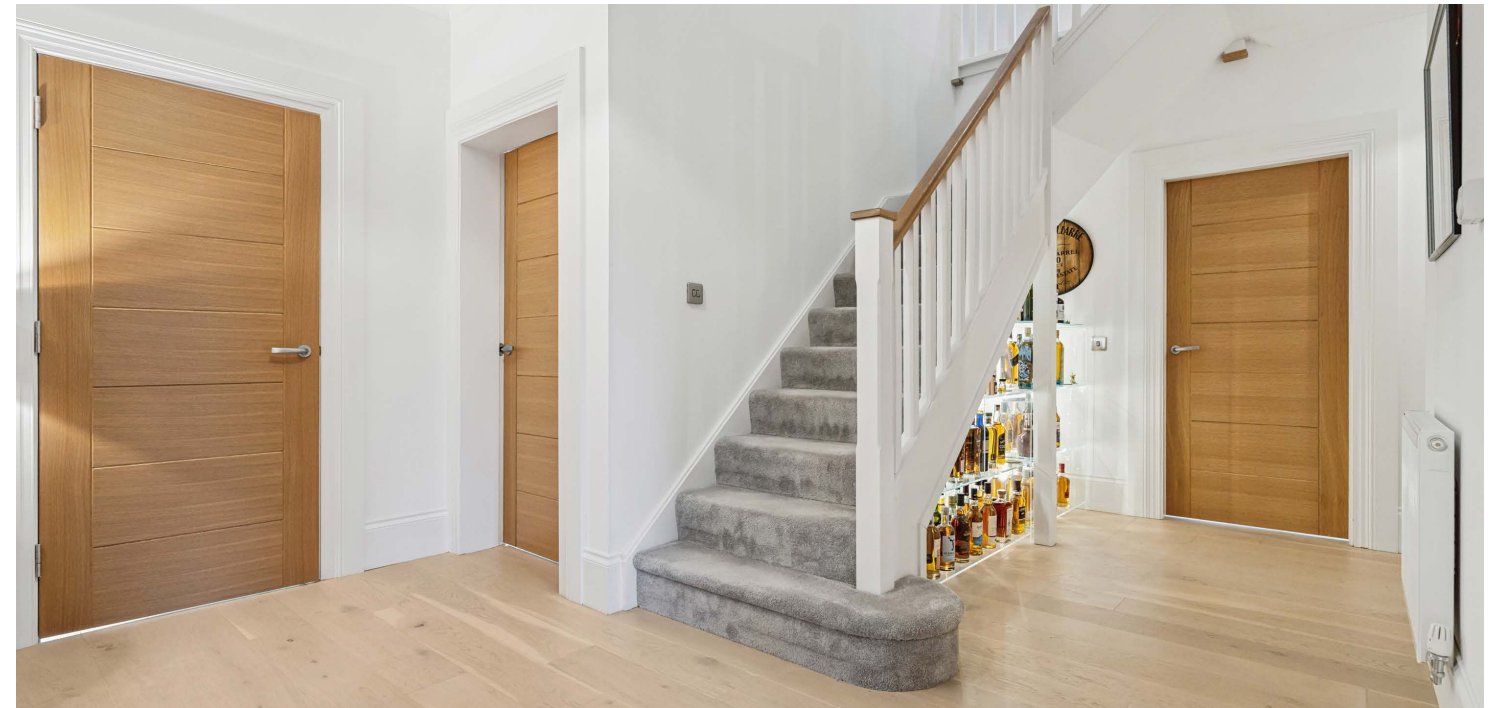




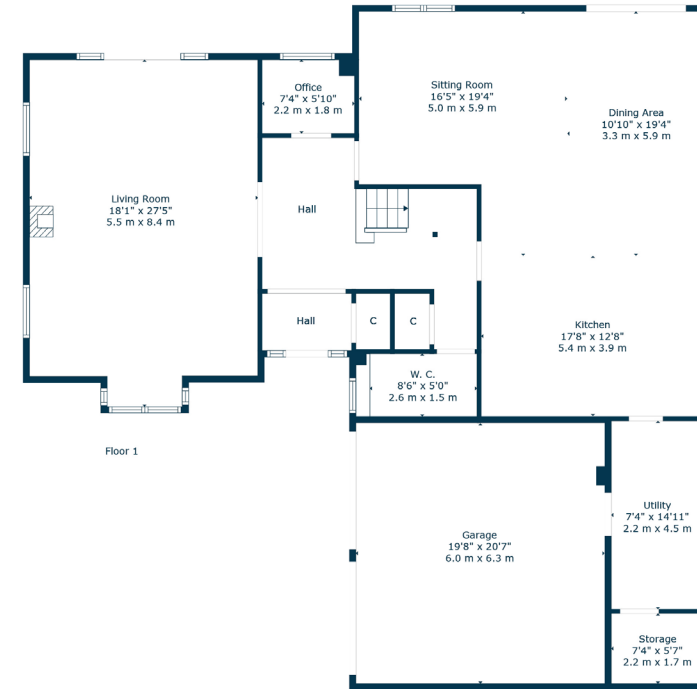












Croftamie is a picturesque Stirlingshire village, neighbouring the popular villages of Gartocharn and Drymen, where a number of local shops and facilities can be found, including convenience stores, post office, doctors, dentists, village halls and sporting pursuits. Croftamie village falls within the catchment area for the popular Drymen Primary School and the sought after Balfron High School. Loch Lomond is only a short drive, where a wealth of outdoor and on water pursuits can be enjoyed. The nearest railway stations can be found at Balloch and Milngavie. The village is approximately 35 minutes from Glasgow City Centre and Glasgow Airport. In the other direction, Stirling is approximately 30 minutes away, with the main motorway network easily accessible.

**BD3770** | Sat Nav: 1 Walled Garden, Croftamie, G63 0FF

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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)