



7 KILTROCHAN DRIVE
BALFRON

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This beautifully modernised and extended two-bedroom semi-detached bungalow enjoys a highly sought-after location, within a quiet cul-de-sac, boasting elevated views towards the Campsie Fells. Thoughtfully upgraded and presented in true move-in condition, the property offers stylish, contemporary living, complemented by off-road parking, a garage and double glazing.

The accommodation is bright and spacious throughout, beginning with a welcoming reception hallway that leads to a stunning rear-facing lounge. This impressive extension has been designed to take full advantage of the breathtaking outlook, with French doors opening directly onto a patio, creating a seamless connection between indoor and outdoor living. The lounge flows into a well-proportioned dining area, which, in turn, leads to a modern, well-appointed kitchen, forming a fantastic space for both everyday living and entertaining. There is a generous master bedroom, benefitting from an en-suite shower room and ample integrated wardrobes, while a second double bedroom provides flexible accommodation. A sleek, contemporary family bathroom completes the home.

The property benefits from having a car charging point within the garage, 12 415 solar panels and battery and heated airing and coats cupboards.

This exceptional home, offering a perfect blend of modern comfort, breathtaking scenery, and a peaceful yet convenient setting, is ideal for young families, professionals or those looking to downsize.









Balfron is a charming village offering a variety of local shops and amenities, catering to everyday needs. A key attraction is the highly regarded Balfron High School, which also provides excellent sports facilities, including a swimming pool.

The village remains one of Stirlingshire's most popular areas with buildings of note including the Old Manse (1789), Parish Church (1832), Clachan House (1766) and Ballindalloch. There is an excellent local golf course and bowling club and the surrounding area features stunning views of the surrounding countryside with various woodland trails. Balfron is situated 18 miles (29km) west of Stirling and 16 miles (26 km) north of Glasgow.

BD3824 | Sat Nav: 7 Kiltrochan Drive, Balfron, G63 0QJ

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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

www.corumproperty.co.uk