



**28 ARDMORE GARDENS**

DRYMEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 1 | PUBLIC ROOM

Enjoying a peaceful setting in the heart of the picturesque Stirlingshire village of Drymen, this generously proportioned semi-detached villa offers flexible family accommodation, lovely gardens and the charm of village life, with every convenience close at hand.

Set on a spacious plot, the property is set over two levels and enjoys an abundance of natural light throughout. On the ground floor, the reception hallway leads through to a generously sized lounge, with dual aspects, and an open-plan dining area features sliding patio doors out to the enclosed rear garden—a perfect spot for alfresco dining. The kitchen, which provides direct access to the side of the property, sits just off the dining area and is well equipped, with an extensive range of fitted units, ample worktop space and appliances.

Upstairs, the accommodation continues to impress, with two sizeable double bedrooms and a third single room, offering excellent versatility for families, guests or home working. The principal bedroom enjoys garden views and built-in mirrored wardrobes, while a modern family bathroom serves all bedrooms.

Outside, the home enjoys a mono-blocked driveway, leading to a single garage, and a large, enclosed garden to the rear, providing safe and private outdoor space. The garage also houses the gas central heating boiler and offers additional storage.

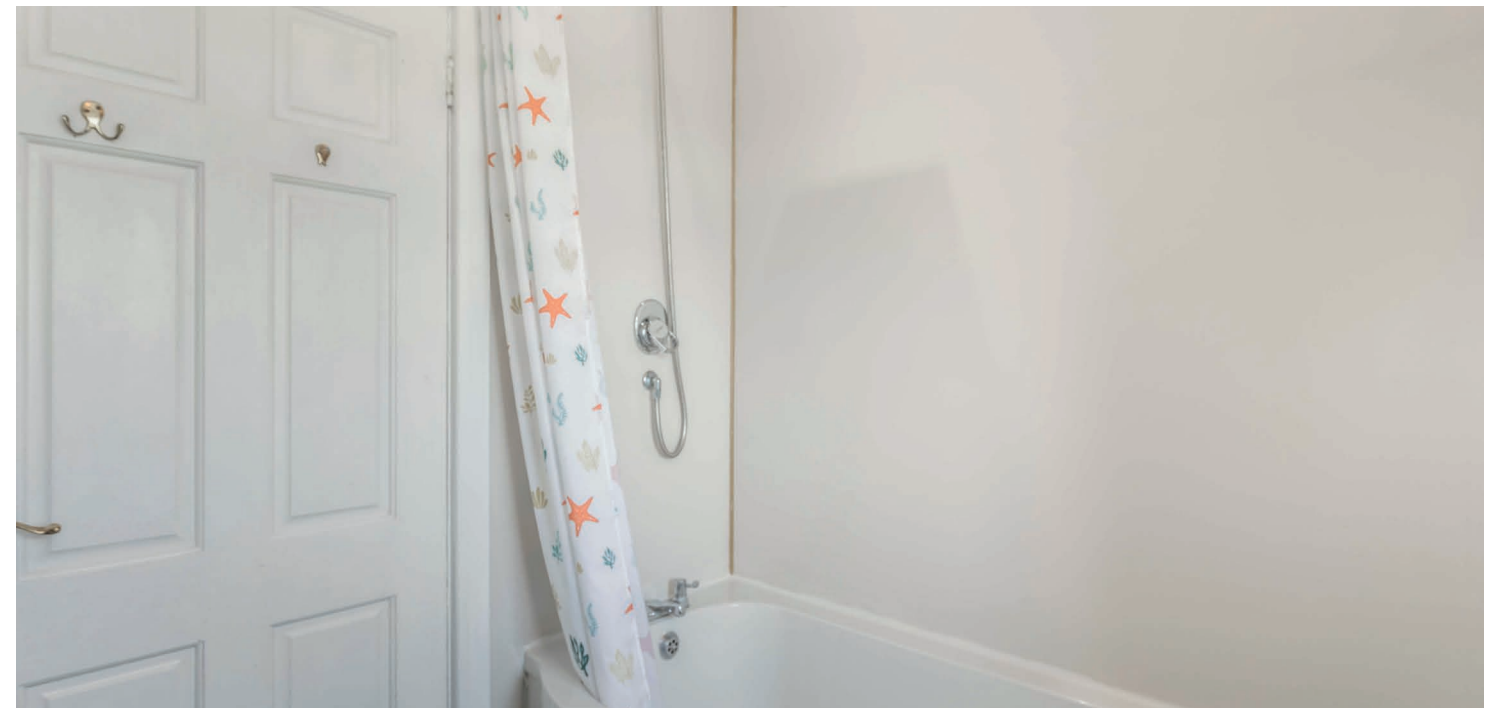
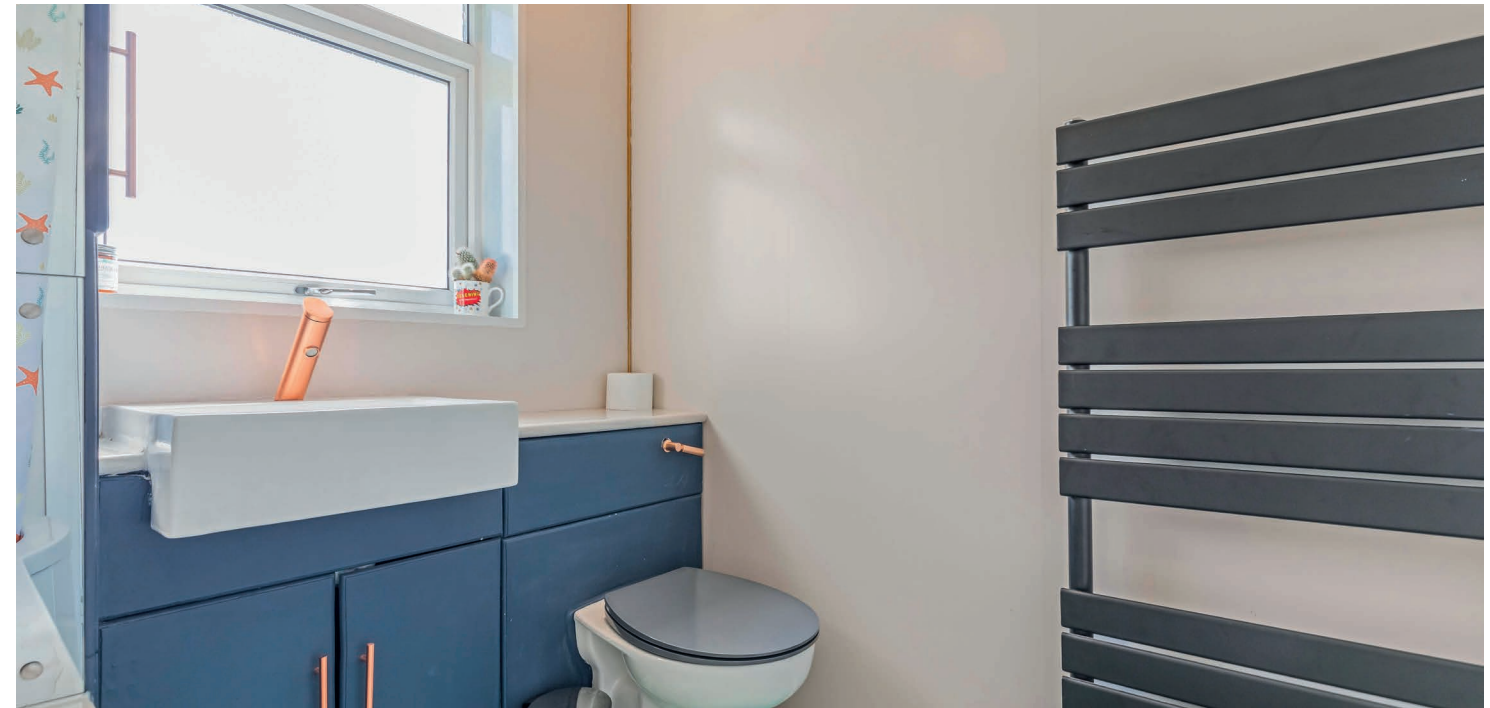
Drymen is a highly sought-after village nestled to the south-east of Loch Lomond, known for its warm community feel and easy access to both countryside and city. The charming village square is home to local shops, cafés, and popular pubs, with more comprehensive facilities available in nearby Milngavie or Dumbarton. For commuters, Balloch train station offers regular rail links to Glasgow, and the area is well served by bus routes. Schooling is available locally at Drymen Primary, with secondary education at the highly regarded Balfron High School.

A fantastic family home, in a location that blends rural beauty with everyday convenience.





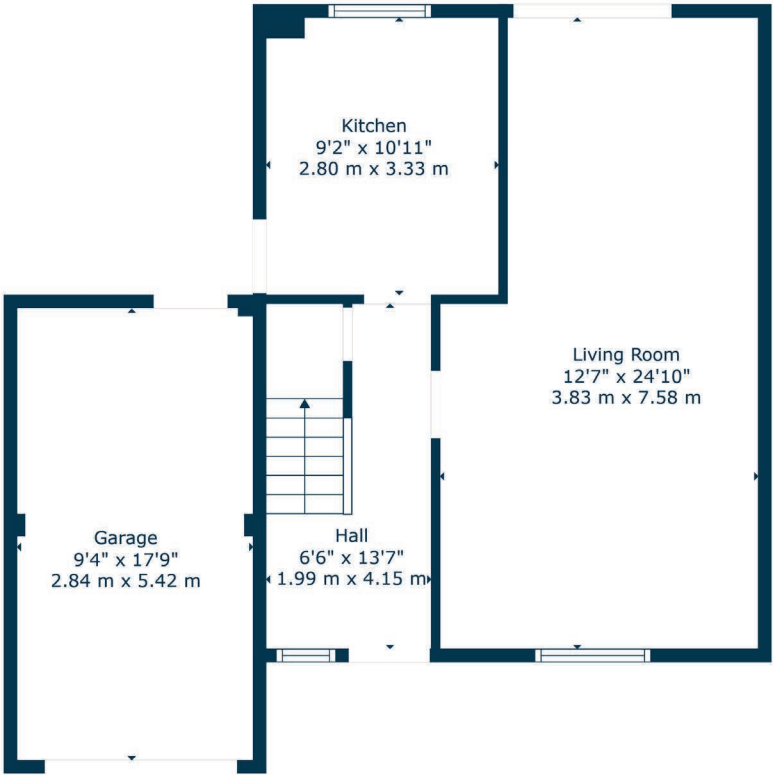




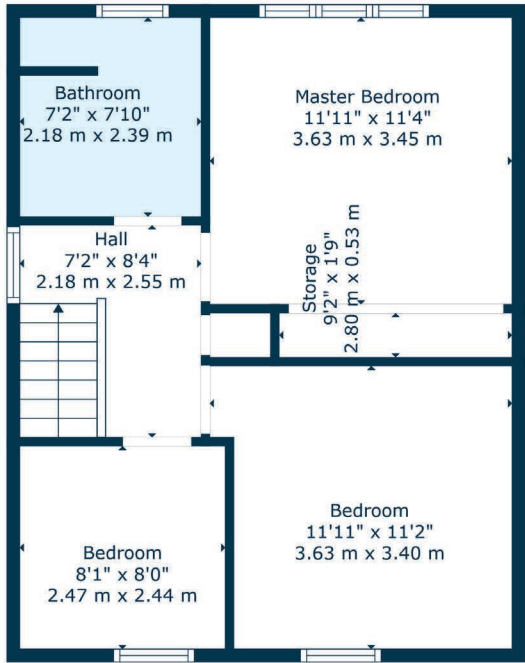








Floor 1



Floor 2

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**BD3867** | Sat Nav: 28 Ardmore Gardens, Drymen, G63 0BD

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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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