

THE BEECH

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# MID DALNAIR

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CROFTAMIE, STIRLINGSHIRE



DOMINUS FECIT  
GLEN URY HOMES

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## *Welcome to Mid Dalnair*

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Mid Dalnair forms part of the exclusive, luxury development at the historic Dalnair Castle Estate in Croftamie, Stirlingshire.

Nestled around a private, intimate cul-de-sac, the development offers a choice of two sophisticated home designs: The Beech, spanning 3,197 square feet, and The Oak, offering 3,229 square feet of luxurious living space. Both styles feature large open-plan living areas, five bedrooms, a dedicated home office, and multiple en-suite facilities to cater to modern family needs.

Developed by Glen Ury Homes, an esteemed homebuilder known for crafting exceptional properties in premium locations, Mid Dalnair embodies a blend of timeless elegance and contemporary comfort. The original Dalnair Estate development set the standard for creating beautifully distinctive properties, and Glen Ury Homes continues this tradition at Mid Dalnair.

The architectural designs of these homes emphasise natural light and space, with charming dormer windows, spacious accommodation, and expansive double garages as key features. Inside, the high-spec finishes and meticulous attention to detail are immediately evident, ensuring each home offers an extraordinary living experience.





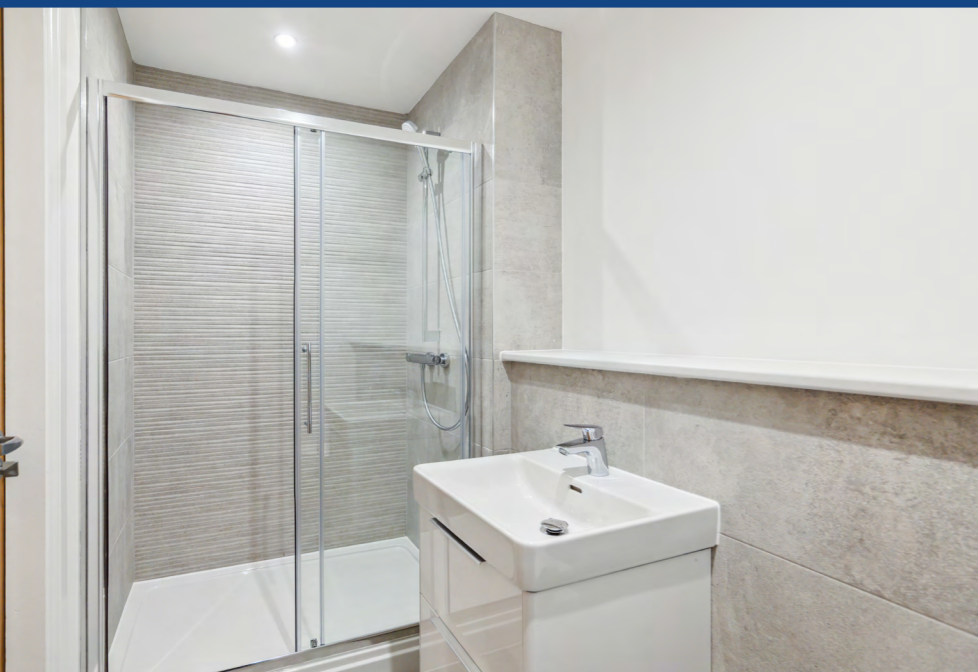












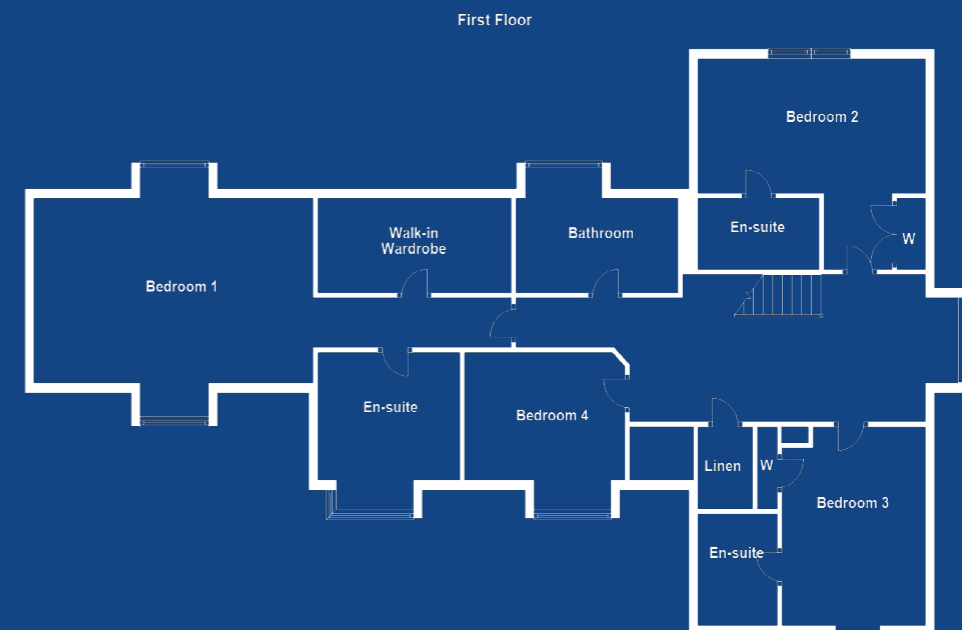






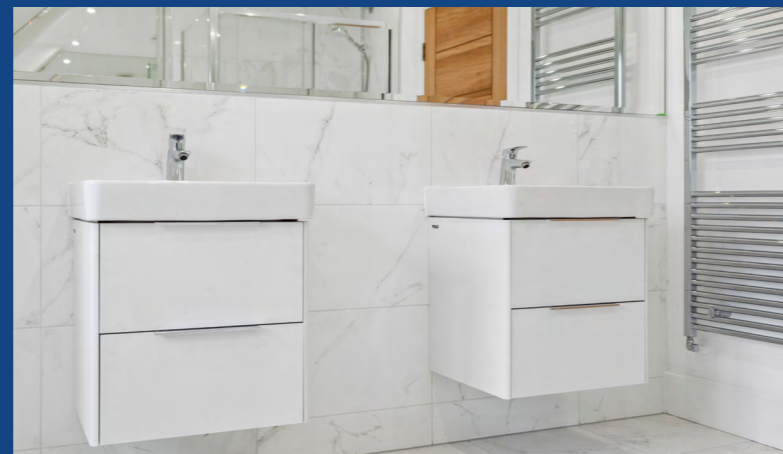
## The Measurements

Lounge	14'1" x 27'7" (4.29 x 8.40)
Kitchen	14'7" x 27'7" (4.45 x 8.40)
Home Office	7'10" x 10'0" (2.38 x 3.06)
Utility	9'10" x 7'7" (2.99 x 2.31)
WC	6'2" x 5'3" (1.89 x 1.60)
Bedroom 1	12'9" x 21'5" (3.89 x 6.52)
En Suite	10'10" x 10'11" (3.30 x 3.32)
Wardrobe	6'6" x 14'10" (1.99 x 4.52)
Bedroom 2	14'8" x 17'5" (4.77 x 5.31)
En Suite	4'11" x 9'4" (1.50 x 2.84)
Bedroom 3	14'0" x 10'5" (4.26 x 3.18)
En Suite	7'9" x 6'1" (2.36 x 1.86)
Bedroom 4	10'10" x 11'9" (3.30 x 3.58)
Bedroom 5	9'8" x 14'10" (2.95 x 4.52)
En Suite	4'1" x 6'8" (1.25 x 2.04)
Bathroom	8'4" x 12'5" (2.55 x 3.79)
Garage	21'0" x 20'10" (6.40 x 6.35)





# The Specifications



Each home welcomes you through a stylish entrance Hallway that provides access to all ground floor accommodation.

The showpiece of the home is the expansive kitchen, opening into a dining area and family room, featuring top-of-the-line integrated appliances, Caesarstone countertops, a breakfast bar, and abundant of natural light thanks to the generous windows and sliding doors leading to the garden. Additional conveniences include a utility room, home office, and a downstairs WC.

The five bedrooms offer ample space, with a number boasting en-suite facilities, including the master suite, which features a walk-in wardrobe. A well-appointed family bathroom completes the upper floor.

Each property includes an integral double garage with electric doors and a tarmac driveway, offering both style and practicality.

## Lounge & Kitchen

Subject to timing, a choice of fully fitted German kitchens by Noltie, tiles by Porcelanosa are available to early purchasers, and, as standard, feature:

- Quality contemporary kitchens by Creative Designs
- Caesarstone worktops
- Choice of door fronts and handles
- Induction hob, integrated oven
- Integrated full height fridge and separate freezer
- Micro combi-oven and warming drawer
- Wine cooler and dishwasher
- LED lighting below wall units
- Recessed LED lighting
- Glass sliding doors to gardens
- Sky / Digital / Cable connection point

## Bedrooms

- Built in wardrobes in select bedrooms
- TV points in all bedrooms
- Pendant light fittings to Bedrooms
- Telephone point in Master bedroom

## Bathrooms

- Contemporary white ceramic sanitaryware
- Choice of designer tiling by Porcelanosa
- Modern chrome brassware
- Thermostatic chrome showers (electric in bedroom 5)
- Towel radiators in Bathroom & Ensuite
- Recessed LED lighting to Bathroom & Ensuite
- Electric shaver charging point in Ensuite
- Clear glass and chrome shower enclosures

## Internal Spec

- Oak veneered/white doors
- Double doors to lounge partially glazed
- Oak handrail staircase
- Brushed chrome ironmongery
- Windows & doors fully double glazed
- Gas Central Heating

## External Spec

- Turfed front garden & seeded rear garden
- Concrete paving slabs to patio areas
- Motorised double garage doors
- Post & rail fence to side & rear boundary
- PV Solar roof panels
- External power point
- External tap



*The Plots*





## The Locale

Mid Dalnair occupies a serene, elevated setting, surrounded by mature trees, rolling fields, and picturesque countryside near the banks of the River Endrick. The development is approached via a grand, tree-lined driveway that also leads to the iconic Dalnair Castle. Situated on the outskirts of the quaint village of Croftamie, the location offers convenient access to local amenities such as the popular But & Ben restaurant and a nursery. Primary schooling is available in the nearby village of Drymen, which feeds into the highly regarded Balfroun High School.

For outdoor enthusiasts, the development lies on the edge of the Loch Lomond and Trossachs National Park—a gateway to a wealth of recreational activities including cycling, hiking, and water sports. Notable attractions such as the West Highland Way, John Muir Way, and Loch Lomond's various water-based pursuits are all within easy reach. Drymen village itself provides a range of services including shops, a butcher, a post office, a medical centre, and several charming inns, including Scotland's oldest licensed pub, The Clachan Inn. Excellent transport links via the A811 and A809 provide swift access to Stirling and Glasgow, each reachable within approximately 30 minutes.

**Disclaimer:** All images are for illustrative purposes only and the final product may vary. Some items shown may be optional upgrades. Full architectural plans can be made available. The specification may be subject to change & brochure forms no part of the contract. Plot sizes are an approximation and definitive sizes should be confirmed between the buyer and seller, respectively.



## The Address

Mid Dalnair, Croftamie, Stirlingshire, G63 0FB

What Three Words: spinning.alpha.dignify





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