



... a second generation  
family business





**BALFRON - Land At Drumtian, Drumtian Road, G63 0NP**

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**RARELY AVAILABLE WITH DETAILED PLANNING PERMISSION FOR A 3/4 BED DETACHED VILLA WITH DOUBLE GARAGE AND ADDITIONAL PARKING SPACES, OFFERING AN EXCELLENT OPPORTUNITY TO BUILD A BESPOKE FAMILY HOME, IN AN UNIQUE LOCATION CLOSE TO THE ENDRICK WATER.**

**THE VILLA WOULD EXTEND TO 1 ½ STOREY, PROVIDING FLEXIBLE AND WELL-PROPORTIONED ACCOMMODATION, COMPRISING: ENTRANCE HALLWAY WITH STORAGE AND CLOAKROOM; SPACIOUS LOUNGE; DINING KITCHEN LEADING TO PATIO AREA; SUN ROOM WITH OPEN ASPECT; DOUBLE BEDROOM WITH DRESSING ROOM OFF AND ENSUITE; UTILITY ROOM AND SHOWER ROOM ON THE GROUND FLOOR. ON THE UPPER LEVEL, 2 GOOD SIZED DOUBLE BEDROOMS WITH STORAGE, ONE WITH EN-SUITE FACILITIES, STUDY/BEDROOM 4 AND FAMILY BATHROOM.**

**PLANNING REF NO 22/00595/FUL**





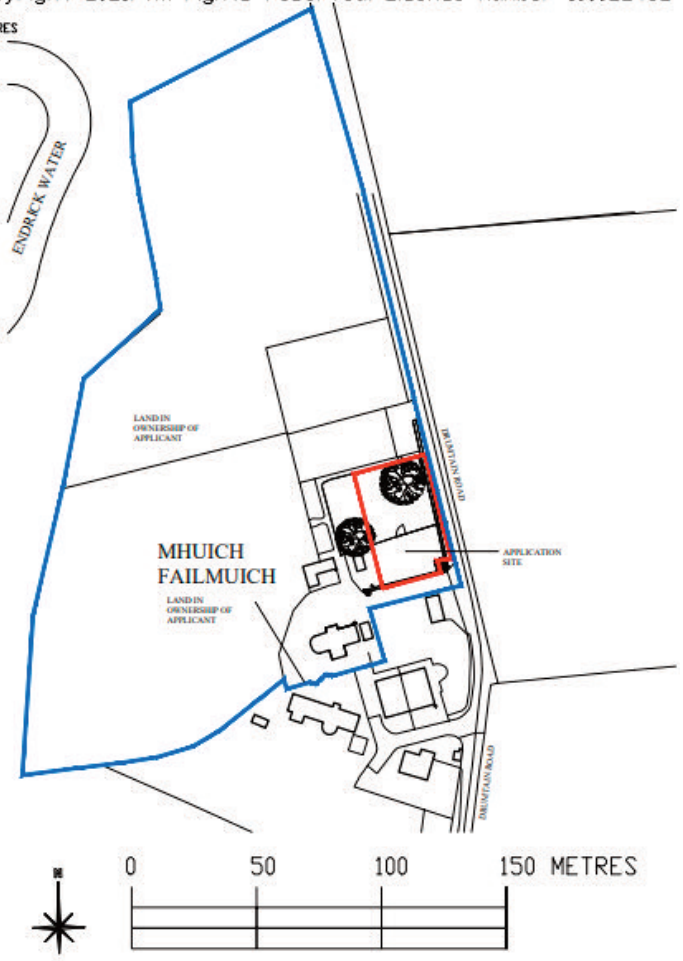


# PLANS

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LOCATION PLAN 1:5000



LOCATION PLAN 1:2500





**Price**

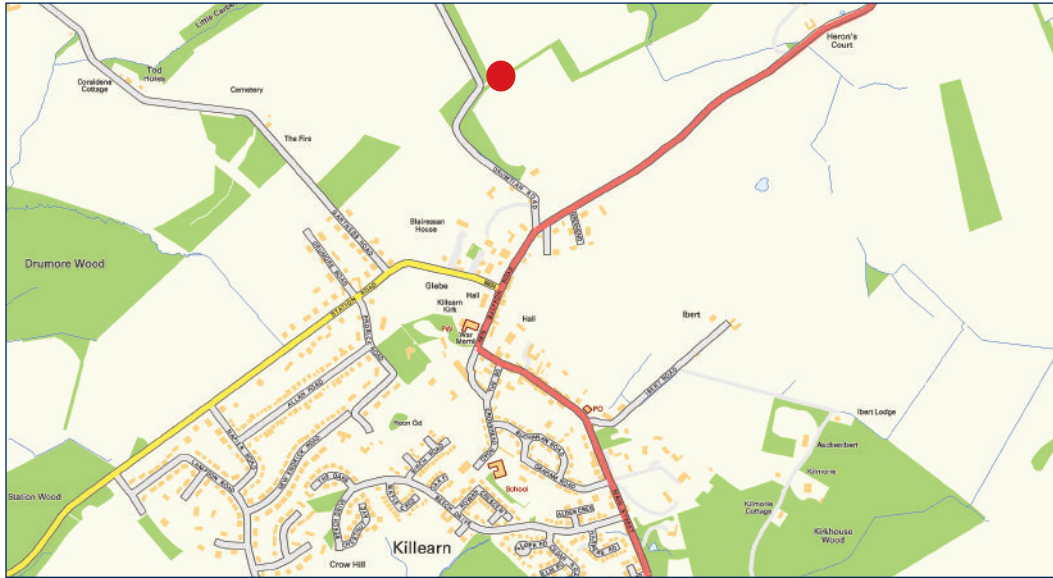
Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

**Vendor**

Clients of G&S Properties

**Negotiator**

Mark Adams



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## Balfron and the Local Area

Balfron Station is in the heart of Stirlingshire and equidistant between Killearn and Drymen. 17 miles west of Stirling, surrounded by the delightful villages of Kippen, Fintry, Killearn and Drymen and the gentle rolling countryside known as The Campsie Fells. These local villages service the well renowned local High School of Balfron and provide an easy and convenient bus route to the City Centres of Glasgow and Stirling.

Within easy reach of Glasgow, being only 17 miles away, The Trossachs and Loch Katrine, and particularly handy for Loch Lomond which features Lomond Shores Visitor Centre, the National Park for nature walks and cycling as well as boat trips and fishing on the Loch. The West Highland Way crosses nearby at Drymen so this is also an ideal area for walkers.

The affluent village of Balfron is popular with commuters who work in Glasgow or Stirling by day, however, prefer the rural setting by night. A 30-minute drive will get you to the City Centre. An easy drive to Milngavie which is only 7 miles away, provides frequent train service to Glasgow and onwards to Edinburgh.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

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- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

## Head Office

Exchange House  
50 Drymen Road  
Bearsden  
G61 2RH

Tel: 0141 942 9090  
Fax: 0141 942 0775  
Email: [info@gsproperties.co.uk](mailto:info@gsproperties.co.uk)

## Partners

Gordon H. Adams  
Sandra D. Adams  
Mark A. Adams B.A. Hons  
Jamie P. Adams BSc



...over 40 years of selling &  
renting family homes

