



... a second generation
family business



DRYMEN, Carradale, The Square, G63 0BL

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Located in one of Stirlingshire's prettiest villages alongside the National Park and surrounded by unspoilt countryside, offering some of Scotland's finest scenery, including Loch Lomond and the Arrochar Alps.

Tucked away in a private mature garden off The Village Square, this hidden gem offers an opportunity to form an attractive home or an ideal purchase for those downsizing.

Accessed from the village square or off the old Balmaha Road, this large detached bungalow enjoys a private and well stocked garden offering privacy.

Requiring modernisation, the accommodation is spacious and comprises :- entrance vestibule; large hallway ideal for dining; lounge with open fire leading to conservatory; kitchen; three double bedrooms master having en suite; shower room and ample cupboard / wardrobe storage.

Outside there is a garage and carport with the garden being level, well stocked and private.

















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.

The Home Report can be accessed at:- www.sellerspack.co.uk
Postcode: G63 0BL

Fixtures & Fittings included in the sale:

All fitted floor coverings, curtains and blinds. All integrated appliances.

Services

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

Vendor

Clients of G&S Properties

Negotiator

Mark Adams

EPC rating C

Council tax band F





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Local Area

The quaint and charming conservation village of Drymen offers a wide selection of local amenities including village shops, bars, restaurants and its own bakery. It has its own excellent primary school and is within the catchment area for the acclaimed Balfour High School with its own bus service. Glasgow is only 18 miles away and there is a rail service from Balloch Station to the City Centre.

Outdoor pursuits include local hill walking and climbing with The West Highland Way and the Queen Elizabeth Forest Park all within easy reach. Loch Lomond is well known for water sports including wind surfing, sailing, water skiing and wake boarding. There are a number of well renowned golf courses including the internationally acclaimed Loch Lomond Golf Club, Strathendrick, Buchanan Castle, Hilton Park and Milngavie Golf Club.

Glasgow has a number of private schools including the High School of Glasgow, Glasgow Academy and Kelvinside Academy which has a direct bus service from Drymen, as does Lomond School in Helensburgh.

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:

1) These particulars do not form any part of an offer or contract.

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

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

