



## Plots 4 & 5

Croftamie, Glasgow, G63 0BB

**Offers Over £250,000**

\*\*\*\*\* PRICE CHANGE \*\*\*\*\*

These two exceptional house plots 4 & 5 (also available separately), are situated in a beautiful setting, at the end of a long mono-blocked cul-de-sac, that runs along the side of the Catter burn, within a narrow glen.

The site has been cleared of vegetation and is currently fenced off, services are available, either onsite or adjacent. Currently there is planning permission for the erection of two large family dwellings with associated access and parking.

The houses are both identical in design, 1½ storeys, 5 bedrooms, with 5 dormers to the front elevation and 4 dormers on the rear elevation along with a conservatory, with the rear garden areas extending towards the Catter burn.

A further two planning applications were submitted and approved, during the past 10 years, which were not implemented and have now lapsed - details are available at our offices. You are welcome to visit the site at any time, however, please do not enter unaccompanied in line with site health & safety regulation.

The surrounding area:

Croftamie is in the Loch Lomond & The Trossachs National Park, with Loch Lomond only 3 miles away. It is within easy commuting distance of Glasgow, Stirling, and Edinburgh, has its own council run children's nursery, a tearoom, garage, and a

- The current plot owner has offered a Design and Build service

- These plots qualify for The Scottish Governments "Self-Build Loan Funding"

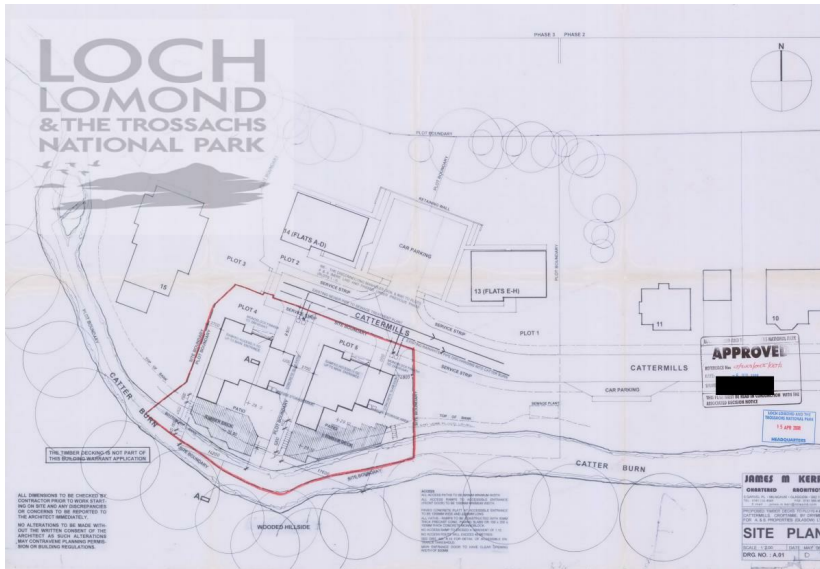
- This service has potential Construction Vat Reclaim and Stamp Duty savings

### Viewing

Please contact our G & S Properties Office on 0141 942 9090 if you wish to arrange a viewing appointment for this property or require further information.



## Site Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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