



... a second generation
family business



SET IN THE HEART OF THE NATIONAL PARK AND ENJOYING A PRIVATE ELEVATED POSITION
COMMANDING SUBSTANTIAL GROUNDS, WITH OUTSTANDING OPEN ASPECTS TOWARDS LOCH
LOMOND AND OPEN COUNTRYSIDE.

THIS IMPRESSIVE DETACHED VILLA HAS BEEN RECENTLY UPGRADED, OFFERING GENEROUS AND
VERSATILE FAMILY ACCOMMODATION, IDEALLY POSITIONED WITH EASY LINKS TO GLASGOW,
DUMBARTON AND STIRLING.

GARTOCHARN, Mid Gartocharn Farm, G83 8NG



G & S PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET THIS INDIVIDUALLY BUILT, ARCHITECTURALLY DESIGNED TWO STOREY DETACHED HOUSE WITH EXTENSIVE GARDEN GROUNDS.

Entering through a welcoming hallway giving access to the open plan dining area, well equipped contemporary kitchen, versatile family room, 2 double bedrooms, shower room and useful utility room

Staircase to spectacular open plan gallery landing leading to the stunning living room with Juliet balcony off giving unrivalled views across the surrounding countryside and the water, additional double bedroom with en suite shower room and dressing room off, 2 further bedrooms, office, family bathroom with shower cubicle.

There are open fires with decorative surrounds in the living room and sitting room. Heating is supplied by ground source heat pump and drainage is to a private septic tank. Access to the property is via a private access road and is surrounded by agricultural land.

There is a triple car garage/workshop located within the garden grounds and a further three car garage currently under construction. Within the garden there is also a timber lodge house, a large timber shed and boathouse, a glass greenhouse and a large ornamental pond with decorative bridge.







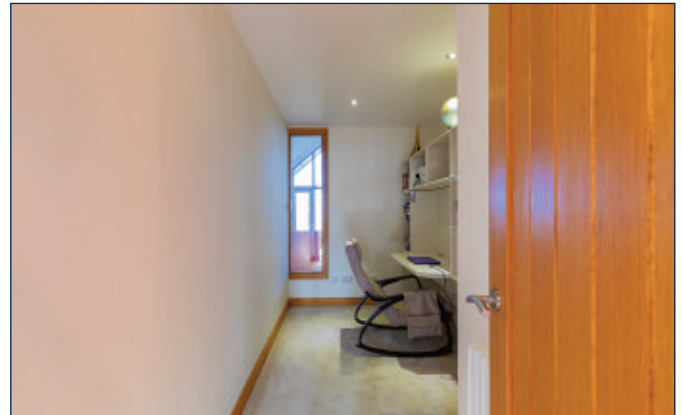




















**Price**

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: G83 8NG

Fixtures & Fittings included in the sale:

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

Vendor

Clients of G&S Properties

Negotiator

Mark Adams

Services

The property is connected to mains water, electricity and drainage to a private septic tank. Heating is by means of ground source heat pump. The property benefits from UPVC double glazed sealed units throughout.

EPC

C

Council Tax Band

G

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Local Area

The picturesque conservation village of Gartocharn sits within Loch Lomond & The Trossachs National Park and offers some of the finest scenery that Scotland has to offer. a range of local amenities including its own primary school, post office and shop with rail links from Balloch station (approximately 4.5 miles away) and the A82 leading to Glasgow City Centre, Glasgow Airport and beyond. The equally charming conservation village of Drymen lies closeby, providing a further range of local amenities.

Commuting is well serviced with access via the A82 to Glasgow city centre and the International airport, whilst offering a peaceful retreat from the hustle and bustle of city life. The tranquil surroundings and fresh country air provide a serene backdrop for everyday living, with sports enthusiasts well catered for with hill walking and climbing plus water sports on the Loch. Local golf courses abound including the famous Loch Lomond Golf Course which hosts a number of international events.

Don't miss this opportunity to own a piece of countryside paradise at Mid Gartocharn Farm. Embrace the warmth and character of this delightful home and create lasting memories in this idyllic setting.

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.

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



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