



4 Cotton Street

Balfron, Glasgow, G63 0TD

Offers Over £485,000

Enjoying an extremely quiet position commanding a large level private garden in the heart of Balfron, this attractive detached traditional Villa offers excellent family accommodation, comprising seven full apartments, within minutes walk from the local school and village amenities.

Requiring modernisation, the accommodation comprises : Entrance Vestibule, Entrance Hallway, Lounge, Dining room leading to Kitchen with Utility room off, Morning room/ Bedroom 4, Bedroom 5; Shower room Upstairs - three bedrooms, Bathroom. The property is situated in private gardens which are landscaped and partly enclosed with walls, fences and hedges. There is a driveway to the front of the property, providing off street parking. Double Garage and timber sheds

Balfron 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.

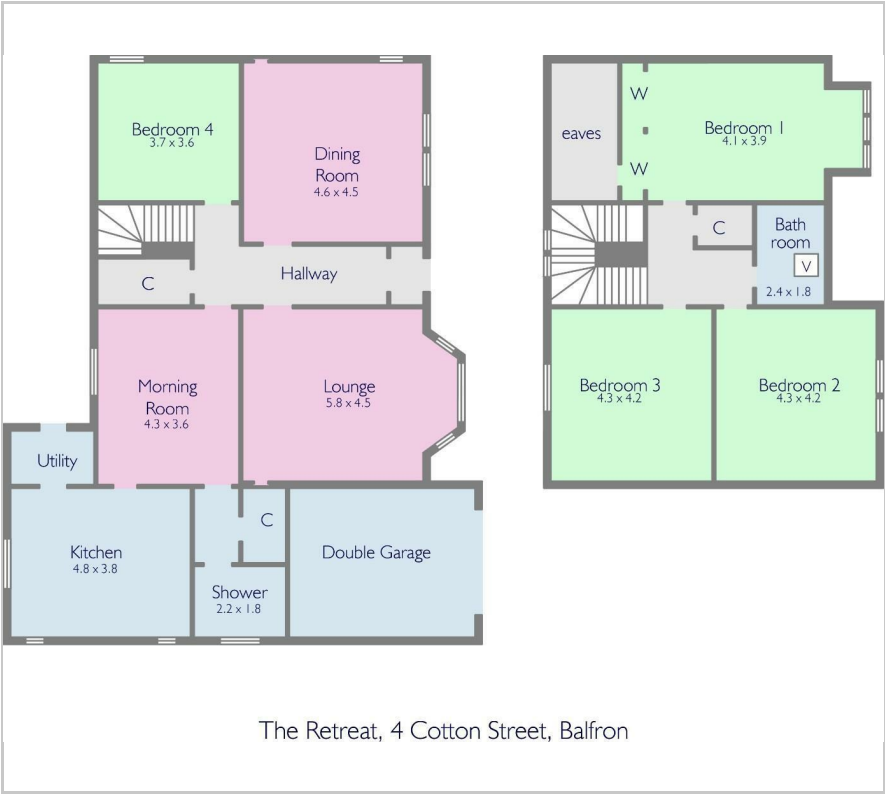
Council tax band G
EPC band E
Home Report value £500,000

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.



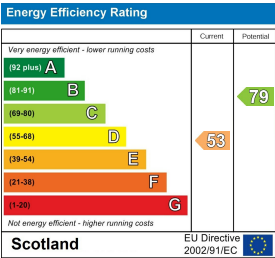
Floor Plan



Area Map



Energy Efficiency Graph



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