

4B Stirling Road

Drymen, Glasgow, G63 0BN

Offers Over £185,000

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Commanding a central position off the Square, this first floor, three bedroom apartment has been fully upgraded and is presented in excellent walk-in condition. Located minutes walk from all amenities that Drymen has to offer and within Loch Lomond & The Trossachs National Park commanding scenic countryside views

Accommodation comprises: Main door entry, Entrance hallway, large Lounge, three Bedrooms, Bathroom, Kitchen and Cloakroom

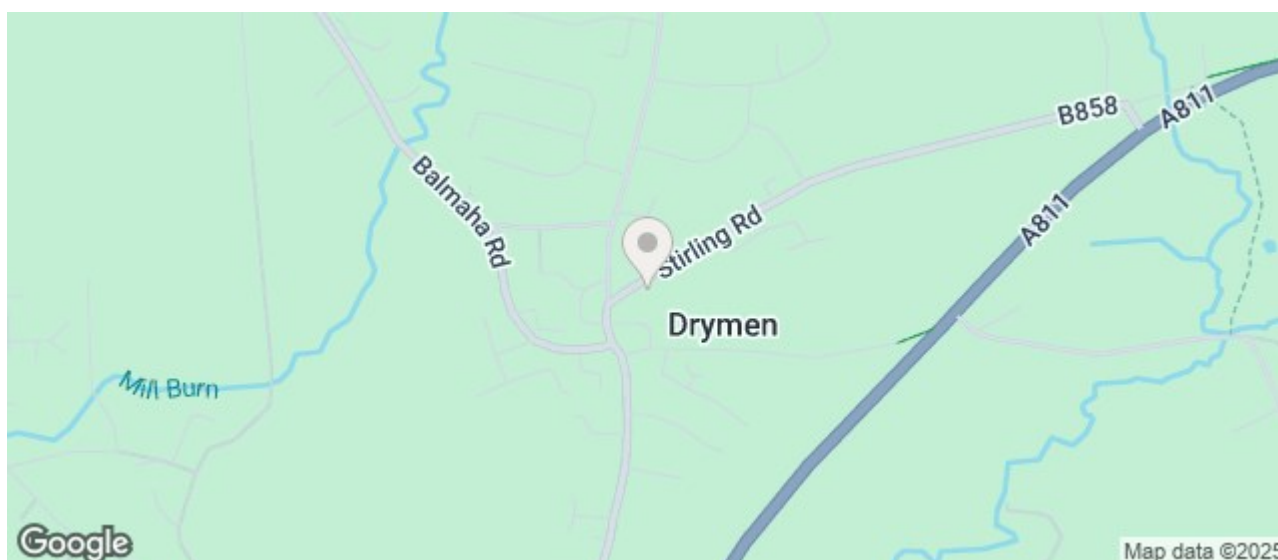
Located in the quaint and charming conservation village of Drymen offering a wide selection of local amenities including village shops, bars, restaurants and its own bakery. It has its own excellent primary school and is within the catchment area for the acclaimed Balfron High School with its own bus 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.

Council tax band D

EPC rating





Floor Plan



4 Stirling Road, Drymen

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Exchange House, 50 Drymen Road, Bearsden, Glasgow, G61 2RH
Tel: 0141 942 9090 Email: info@gsproperties.co.uk <https://www.gsprproperties.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	