




Netherblane  
Blanefield  
G63 9JP

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## Offers Over £175,000

Netherblane or High Pines as it is commonly known is a sought after development situated within manicured grounds which include woodland and well maintained walkways to the rear which surround the picturesque Loch.



This elevated Ground Floor apartment is perfectly positioned with some of the best views at the rear over the Loch from the large private balcony which is accessed from the main lounge.

The property also benefits from security controlled entry system and has an exceptionally large single garage underneath which offers fantastic storage facilities in addition to space for a car.



Internally the apartment has an excellent layout of accommodation and is in good order throughout with fresh decoration, neutral self covered carpets, modern kitchen and an upgraded bathroom.

The accommodation comprises large reception hallway with storage cupboard, open plan lounge/ dining room with feature windows to the rear and a sliding patio door opening to the aforementioned balcony and offering superb outlook.



Home Report Valuation  
£185,000

[www.onesurvey.org](http://www.onesurvey.org)

Council Tax Band E

EPC Rating D





The dining size kitchen has an excellent range of storage units with contrasting worktop surface area integrated appliances, space for fridge freezer and a cleverly created breakfast bar area at one side. This room also has a window to the rear taking advantage of the outlook.

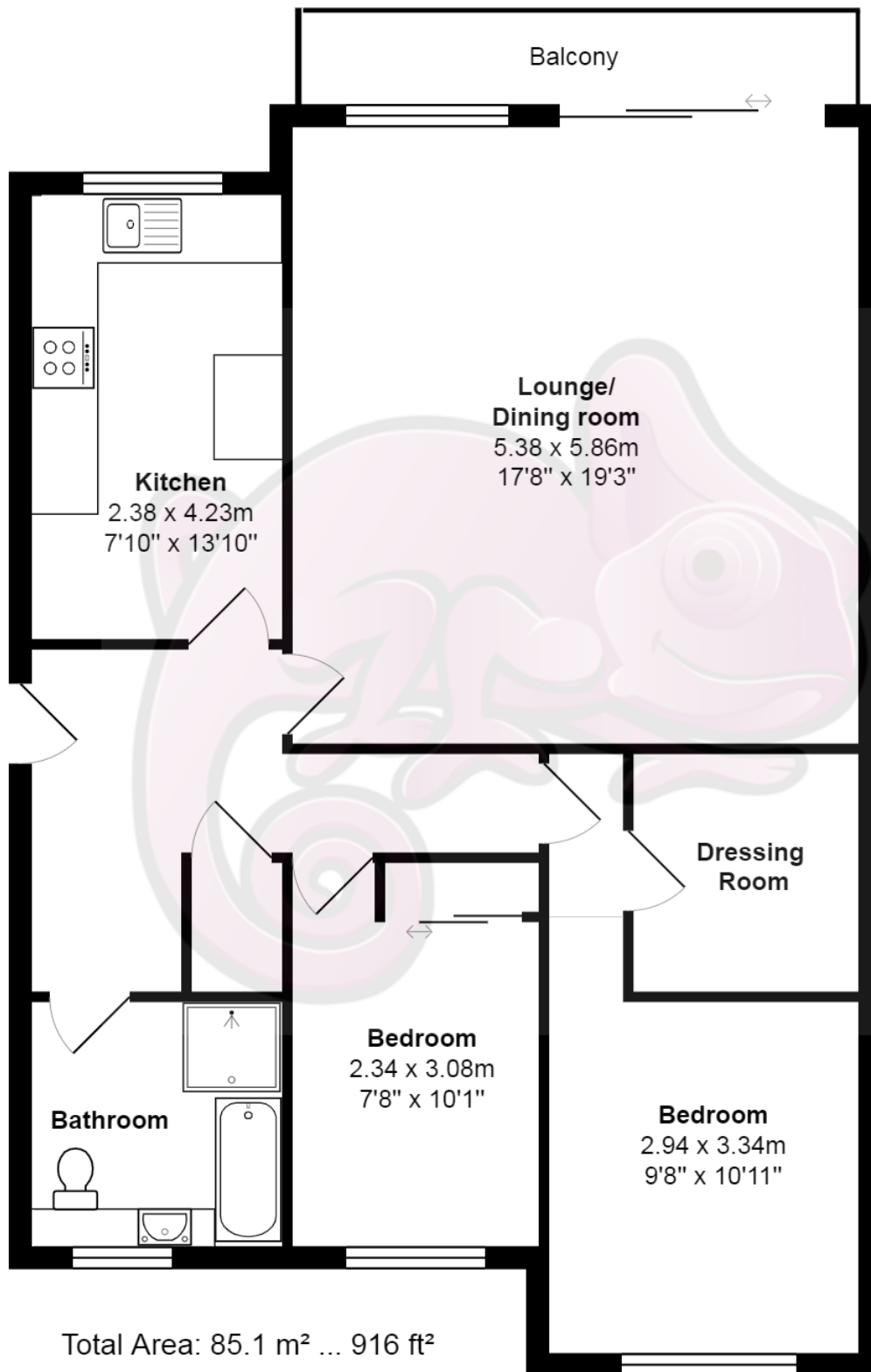
There are two double bedrooms within the property, the larger of which has the advantage of a well fitted dressing room with an abundance of shelves and hanging storage space. The bathroom has been completely upgraded and comprises a large shower enclosure, separate main bath, integrated sink and a modern w.c..

The property is heated with a modern electric heating system and has quality pvc double glazed windows.



## Vendor Comments

*Great location and the private balcony is a perfect place to sit and enjoy the peaceful setting. Fantastic way to enjoy the wildlife with plenty of birds and deer on your doorstep.*

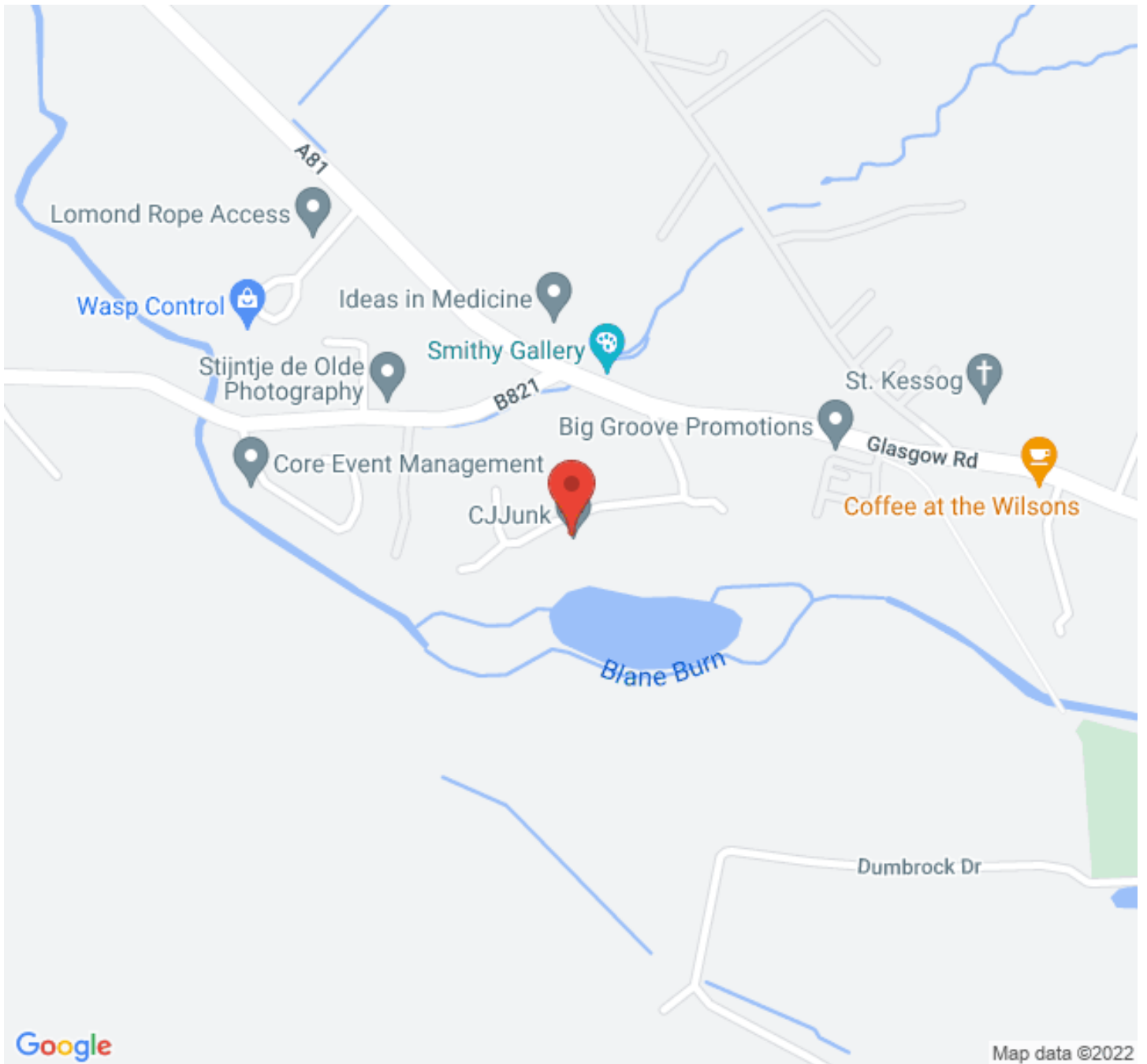


## Location

The villages of Strathblane and Blanefield are a sought-after location in which to stay. They sit at the foot of the Campsie Fells and are well served by locale amenities. The village itself offers an excellent range of amenities including a GP practice / health centre, restaurants, hotel, and village pub. There is a Spar, Co-Op, and a number of other independent stores. Schooling is available at Strathblane primary and Balfron High School. There is a regular bus service and Milngavie is c. four miles away and offers a more extensive range of amenities.







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