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White Yetts Brae
Balfron
G63 0QA

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Offers Over £390,000

A modern Detached Villa situated at the end of a quiet cul-de-sac and in an excellent position with rear garden bordering onto open fields.

The property itself is very well designed with accommodation over three levels which provides a nice variety of living spaces, impressive flow of apartments and excellent height bedrooms on the top level with fantastic en suite facilities.

The accommodation itself extends to just under 2000 sq ft which makes this an excellent sized family home within a beautiful rural setting close to schools and amenities.

The house was built by CALA Holmes and is finished with low maintenance render with stone detailing beneath a concrete tile roof. The property was built over three levels with the lower level providing a fantastic garden room with French doors opening onto the very private and sizeable rear garden.

At the front there is a level mono block driveway for two vehicles and access to the integrated garage with up and over door.

The larger rear garden is enclosed by quality timber fencing and consists of a patio area with generous size lawn beyond this.



Home Report Valuation £410,000

www.packdetails.com

Council Tax Band G

EPC Rating B



Internally the property comprises entrance hallway, with further door through to a lovely open hallway with one staircase to the upper level and at the far side is a further staircase down to the family room.

There is a front facing downstairs sitting room/tv room, downstairs w.c.. and at the rear of the property along the full width is a beautiful fitted dining size kitchen with quality floor and wall units, integrated appliances and ample space at one side for a dining table. From here a door opens to a useful utility room with boiler cupboard and further door leading directly to the garage.



The staircase in the hall leads down to a fantastic sized family living room with window to the rear and French doors opening to the garden.

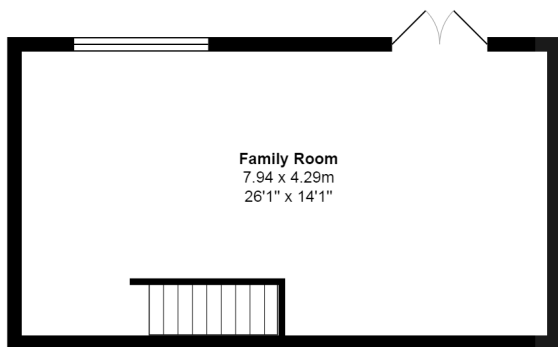
On the top floor the landing area provides access to all rooms with four bedrooms in total two of which have lovely en suite shower rooms. The main bathroom is an excellent size and consists of a large panel bath, separate shower enclosure at the far side, w.c. and wash hand basin.



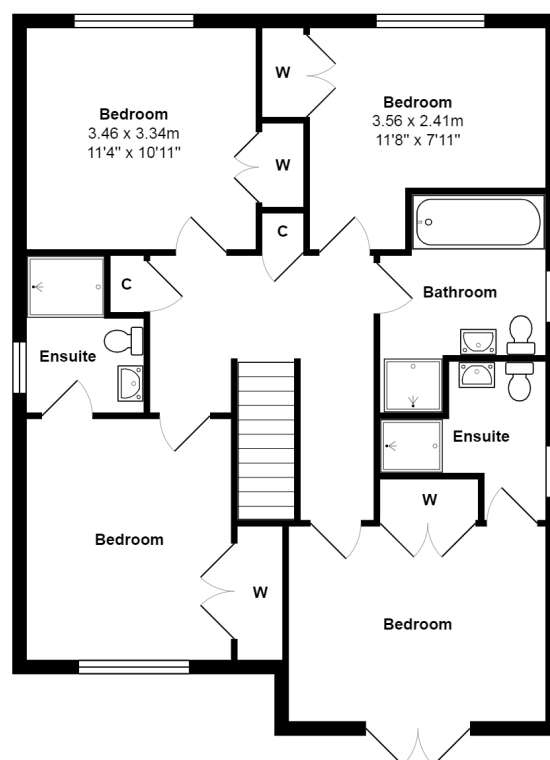
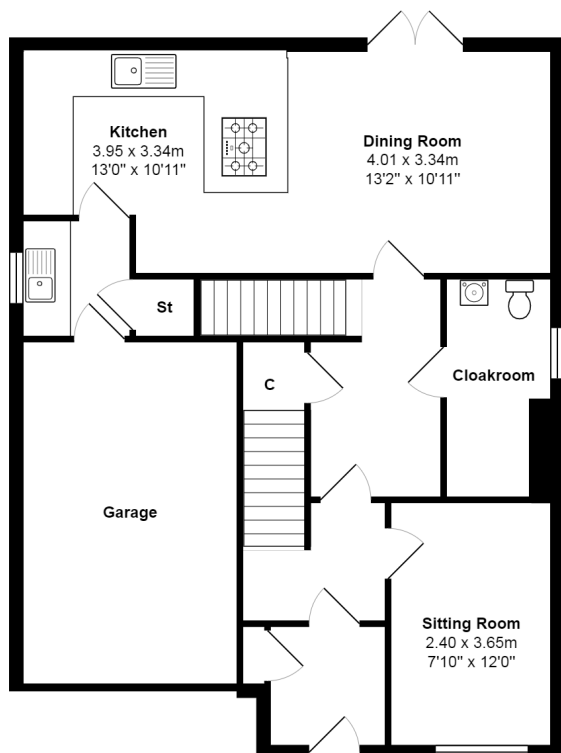
The property for the benefits from gas central heating and quality double glazing.

Vendor Comments

Lovely village to live in with great amenities and views. Particularly enjoyed the Golf Course which has arguably some of the nicest views of the area with a panoramic vista of the stunning scenery.



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Total Area: 192.4 m² ... 2071 ft² Including garage

All measurements are approximate and for display purposes only

Location

Balfron has an excellent range of amenities including a large Co-op, Pharmacy, Doctor, Dentist, Opticians, Butchers, Bakers, Village Pub, 24 Hour Petrol Station, Post Office, Cafes. Balfron is well known for its excellent schooling at both primary and high school level. A bus service connects the village to major cities including a direct service into Glasgow. The village is surrounded by stunning countryside and has amazing views towards the Fintry Hills and the Campsies particularly from the 18 hole golf course in the village.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

