



Brae Cottage, 15B Old Mugdock Road, Strathblane, Glasgow, G63

Offers Over £370,000

- The Perfect Country Dwelling
- Formal Lounge with Patio Doors
- Private Garden and Driveway
- EER - C
- Unique Family Home - "Brae Cottage"
- Open Plan Dining Kitchen with Bi-Folding Doors
- Spectacular Hillside Views
- 3 Double Bedrooms - Master Ensuite
- Downstairs Shower Room & Upstairs House Bathroom
- Close To Local Amenities

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*** Unexpectedly Back On The Market *** The perfect opportunity to acquire this unique country cottage within the heart of the village. "Brae Cottage", is a semi-detached dwelling boasting the ideal combination of traditional and contemporary features incorporating 2 reception areas, 3 bedrooms and 3 bathrooms. Further benefits include private driveway, gardens, adequate storage and majestic views towards the undulating hillside. Early viewing is strongly advised. EER - C



Council Tax Band: F



This is an unique opportunity to acquire a picturesque semi-detached cottage located within the exclusive village of Strathblane. The current owner has presented the quirky property to an exceptional standard throughout, currently the most wonderful family home. Early viewing is strongly advised to avoid disappointment.

Entering the property you walk into the tremendous reception hallway which flows to all other apartments. Accommodation comprises a magnificent formal lounge with window to front and patio doors leading to the rear garden. the open plan dining kitchen/family room is entered via opulent double doors. This space will undoubtedly form the natural hub of the home with elegant bi-folding doors leading outside. The kitchen is well appointed with a number of integrated appliances, ample storage/worksurface space and central island feature. On the ground floor you will also find a double bedroom with generous built in storage and a spacious downstairs shower room.

On the upper floor, the landing could accommodate a small office area. The master bedroom comes complete with walk in wardrobes and ensuite shower room. Bedroom two is a substantial double and the attractive house bathroom completes the home.

Externally the picture perfect cottage has an extensive driveway with a meandering path leading to the front door. The private garden to the rear provides the perfect spot to relax and/or entertain with magnificent views towards the surrounding hills.

Further benefits include excellent storage (including walk through eaves storage), DG ,GCH, fully piped for air sourced heating, solar panels connected to assist with water supply and the slate roof has been recently been inspected by a reputable roofing company.

Room Dimensions
Entrance Hallway
Lounge - 5.67m x 3.40m

Dining Kitchen - 5.66m x 4.36m
Bedroom 3 - 3.52m x 3.09m
Upper Landing
Master Bedroom - 4.60m x 3.62m
Ensuite Shower Room - 2.23m x 1.67m
Walk in Wadrobe - 1.65m x 1.66m
Bedroom 2 - 4.49m x 4.68m
House Bathroom - 3.19m x 2.07m

Located at the gateway to the Scottish Highlands, Strathblane is an enchanting village just six miles north of Glasgow, offering a harmonious blend of rural tranquillity and accessibility. Steeped in history dating back to Pictish Britain, the village is surrounded by rolling hills, open countryside, and meandering rivers - making it a highly desirable location for those seeking a picturesque lifestyle.

Strathblane provides excellent local amenities, including a highly regarded primary school, A GP practice, well-stocked convenience store, and a charming collection of independent cafes and farm shops. For a broader range of shopping, leisure, and hospitality options, the nearby towns of Bearsden and Milngavie - just four miles south - offer an extensive selection of retail and recreational facilities.

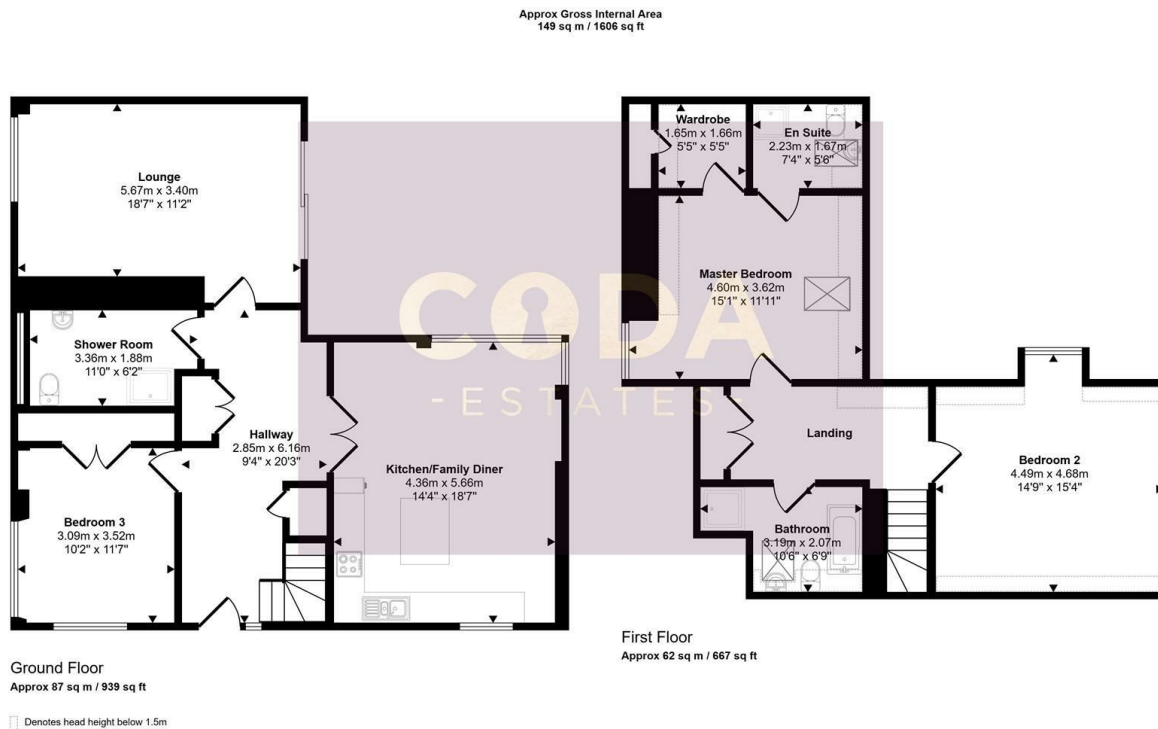
Offering a unique combination of sophisticated modern living and unparalleled natural beauty, Apartment D Campsie View is a rare opportunity to own a truly special home in one of Scotland's most scenic locations

Home Report Available on Request
EER - C
Viewings Strictly By Appointment

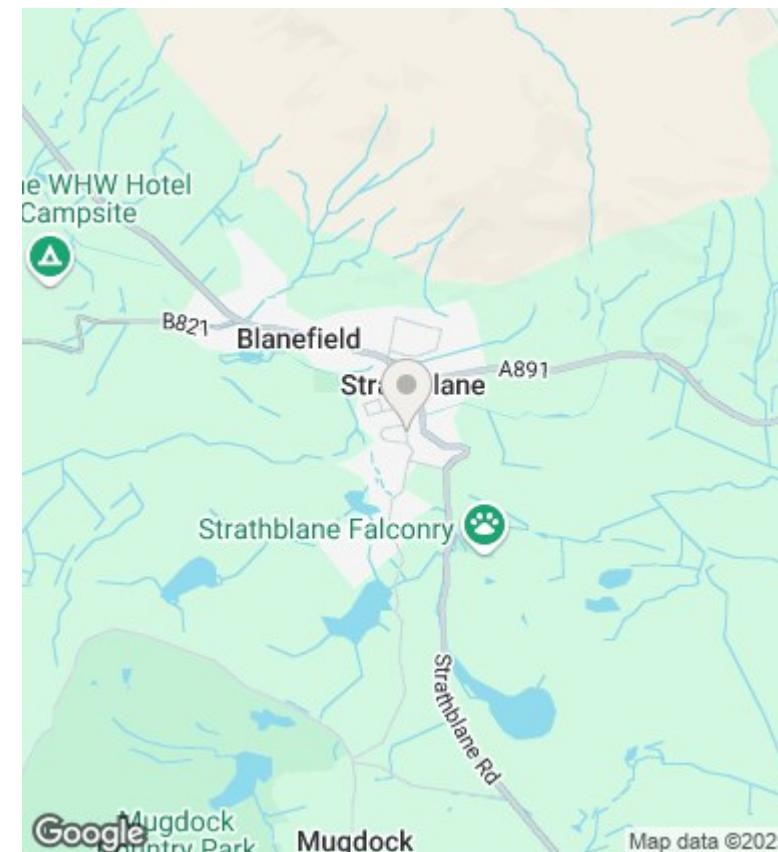
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC