



Antermoney House, Milton of Campsie, Glasgow, East Dunbartonshire

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Antermoney House

Milton of Campsie, Glasgow, East
Dunbartonshire, G66 8AB

Glasgow 10 miles, Edinburgh 46 miles, Stirling 20 miles,
Glasgow Airport 20 miles, Edinburgh Airport 38 miles.

Nestled within approximately 12 acres of beautifully landscaped grounds, Antermoney House is an exceptional country home, perfectly framed by the breathtaking scenery of the Campsie Fells.

Ground Floor: Outer front door to welcoming entrance hall, snug, formal dining room open plan to lounge. Formal sitting room, home office/study, contemporary and fully integrated kitchen come sitting room, utility and door to gardens. Bedroom 1, stylish family bathroom, bedroom 2 & bedroom 3, under stair store cupboard, hall door to gardens.

First Floor: Via a carpeted staircase to first floor landing, bedroom 4, contemporary family shower room, steps up to bedroom 5 (master) with ample fitted mirrored wardrobes, en suite shower with walk in shower enclosure. Good sized linen stores, boiler room, loft stores.

Gardens: Via remotely operated private twin leaf security gates to private tarmac driveway with courtesy lighting. Good vehicular hard standing, parking and turning apron. The tarmac driveway is flanked either side with mature specimen trees. There are level lawns, an assortment of well landscaped outdoor seating areas laid to rainbow sandstone paving, creating an array of well-placed zones for alfresco sitting, dining and entertaining guests. Located at the heart of the property is a further alfresco terrace area with outdoor spa and outdoor shower facility, a sphere water feature which brings a great sense of peace and tranquillity. Due east of Antermoney House is a further tiered composite decking area with frameless glass balustrading, from where there are uninterrupted rolling countryside views towards Antermoney Loch. The land lies predominantly due east and south of the property and is laid to a combination of level lawns and semi ancient woodland all of which is bounded by a post and Rylock wire fence. 12 acres of land, suitable for those with equestrian interests. The gardens have been kept in beautiful order and have been carefully stocked to ensure privacy and year-round colour.

Outbuildings: Detached double garage with remotely operated roller shutter door, general purpose timber garden shed with attached log stores, poultry house.

Circa 11.8 acres in all.

Situation

Milton of Campsie is a well-established village in East Dunbartonshire, positioned to the north of Glasgow and set at the foot of the Campsie Fells. The area offers a semi-rural residential setting while remaining within practical reach of Glasgow, Kirkintilloch and Lennoxton, making it appealing to buyers who want countryside surroundings without being fully detached from commuter routes and local services.

The village has a quiet, community-focused character with everyday amenities including local shops, a pharmacy, post office services, cafés and primary education. The surrounding landscape is a significant part of the property's appeal, with access to walking routes, open countryside, Glazert Water and the Campsie Fells, supporting a lifestyle suited to families and professionals alike seeking more space and a greener setting.

From a transport perspective, Milton of Campsie functions largely as a commuter settlement. Road links provide access towards Kirkintilloch, Bishopbriggs and Glasgow, while nearby larger towns offer a broader range of shops, schools, leisure facilities and onward public transport options. For buyers, this means the location can provide a balance between village living and access to urban employment and services.

For families living in or around Milton of Campsie, there is a good selection of primary and secondary schools within a short drive. The village's local primary school, Craighead Primary, is located in the heart of Milton of Campsie and serves the surrounding community.

Bishopbriggs Academy, one of East Dunbartonshire's highest-performing secondary schools is approximately 8 miles away. Along with a range of secondary schools in nearby Kirkintilloch, Lenzie, and Kilsyth. Glasgow city centre only a 30 minute drive away offers a variety of independent schools.



Historical Note

Antermoney House is a historic country house on Antermoney Road in Milton of Campsie, around 10 miles north of Glasgow.

The estate is most famous as the home of John Bell of Antermoney (1691-1780). Bell was born in the original Antermoney House and became one of Britain's greatest early travel writers. After studying medicine in Glasgow, he joined a Russian diplomatic mission and spent almost twenty years travelling.

His detailed observations were published in *Travels from St. Petersburg in Russia to Diverse Parts of Asia* (1763), which became one of the most influential travel books of the eighteenth century and was translated into several European languages. Bell eventually retired to his family home at Antermoney, where he lived until his death in 1780.

The present Antermoney House is believed to date largely from the 18th century. Like many Scottish estate houses, it has been altered and extended over successive centuries rather than rebuilt entirely.



Description

Antermony House is a striking home extending to some 4,660 square feet. The property has been significantly upgraded over the years and sits within beautifully landscaped gardens, surrounded by circa 12 acres of land providing protected boundaries to Antermony House. The house is in a fine rural setting with excellent commuter benefits.

The house is completed in white painted render with smooth cream painted render at window and door mullions, all neatly presented under a tiled roof. The accommodation, which is light and bright, is laid across two easily managed levels, with all apartments enjoying sublime uninterrupted rolling countryside views. The house sits within circa 12 acres of land, offering privacy, seclusion and protected boundaries.

Ground Floor

Outer front door to welcoming entrance hall with windows either side, snug with warming Aga log burning stove, (connecting door to formal sitting), formal dining room open plan to lounge with dual sided warming log burning stove serving both dining room and lounge with windows and French doors to gardens. Formal sitting room with windows and French doors to gardens, home office/study with window to rolling countryside views, contemporary and fully integrated kitchen come sitting room, 4-oven Aga range with 2 hot plates and warming plate, central island unit with induction hob and built in extractor fan, integrated 'NEFF' appliances, pantry store, French doors to central courtyard seating, bringing the outside in. Generous utility with integrated appliances, refreshments fridge, Belfast sink, window and door to gardens. Bedroom 1 with French doors to gardens, stylish family bathroom with low level LED spotlights and heated towel rail, bedroom 2/dressing room with window to gardens, bedroom 3 with window to gardens, under stair store cupboard, hall door to gardens.

First Floor

Via a carpeted staircase to first floor landing, bedroom 4 with window to rolling countryside views, contemporary family shower room with walk in shower enclosure, low level LED spotlights, heated towel rail. Steps up to bedroom 5 (master) with ample fitted mirrored wardrobes, built in seating, windows to rolling countryside, en suite shower with walk in shower enclosure, heated towel rail. Good sized linen stores, boiler room housing the boiler and hot water tank, loft stores.





Gardens

Via remotely operated private twin leaf security gates to private tarmac driveway with courtesy lighting leading to good vehicular hard standing, parking and turning apron. The tarmac driveway is flanked either side by a variety of colourful flower beds and bushes, with mature specimen trees offering privacy and screening. Level lawns wrap around the extent of the property offering an ideal space for children to play, an assortment of well landscaped outdoor seating areas are located around the immediate garden grounds laid to rainbow sandstone paving, creating an array of well-placed zones for alfresco sitting, dining and entertaining guests. Located at the heart of the property is a further alfresco terrace area with outdoor spa and outdoor shower facility, sphere water feature bringing a great sense of peace, tranquillity and interest to the gardens. Due east of Antermony House is a further tiered composite decking area with frameless glass balustrading, from where there are uninterrupted rolling countryside views towards Antermony Loch. The land lies predominantly due east and south of the property and is laid to a combination of level lawns and semi ancient woodland all of which is bounded by a post and Rylock wire fence. 12 acres of land suitable for those with equestrian interests. The property gardens have been kept in beautiful order and have been carefully stocked to ensure privacy, security, as well as year-round interest and colour.



Outbuildings

Detached double garage with remotely operated roller shutter door, general purpose timber garden shed with attached log stores, poultry house.

Services

Mains water supply, private septic tank drainage, oil fired central heating supported by warming log burning stoves, underfloor heating to the family bathroom, wired for CCTV equipment. All windows and doors are PVC double glazed.

Note: The services have not been checked by the selling agents.

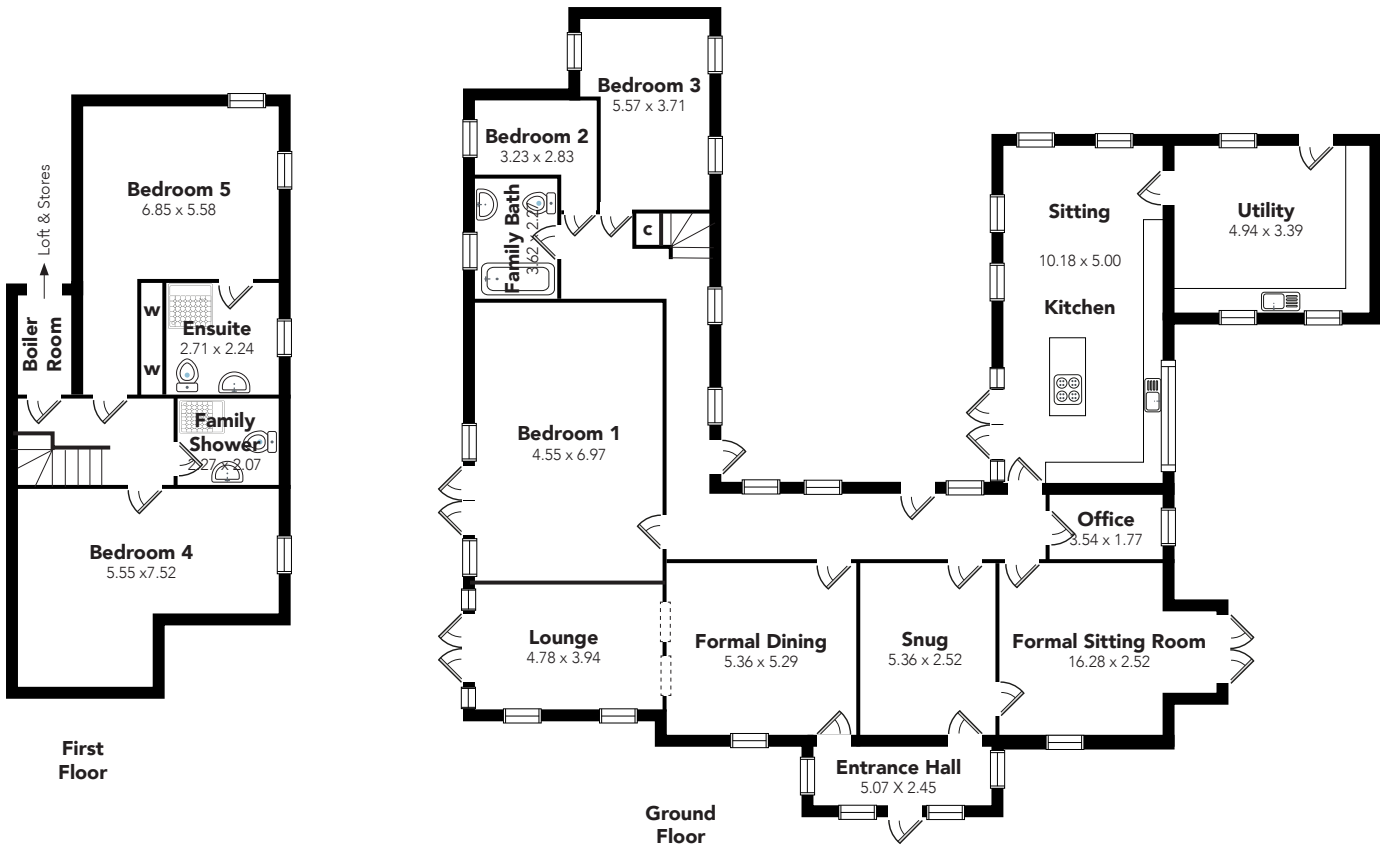






Floorplan and Site Location

Antermony House, Milton of Campsie



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Local Authorities

East Dunbartonshire Council

Council Tax

Antermoney House is in council tax band H and the annual charge is £4,895.49 including water but excluding sewerage charges.

EPC

EPC rating E.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

Join the M8 eastbound from Glasgow city centre. Follow signs for Stirling / M80 North and merge onto the M80. Stay on the M80 for approximately 8 miles. Leave the motorway at Junction 3 (Stepps/Kirkintilloch). At the roundabout, take the exit onto the A806, following signs for Kirkintilloch. Follow the A806 towards Kirkintilloch. Continue through Kirkintilloch town centre, staying on the A803 towards Lennoxton. On the outskirts of Kirkintilloch, turn left onto Antermoney Road (A891). Continue along Antermoney Road for circa 0.8 miles to find the turning into Antermoney House on the right hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

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IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken August 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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