



Bramblywood

Buchanan Castle Estate | Drymen | Glasgow | Lanarkshire | G63 0HX

 **FINE & COUNTRY**

BRAMBLYWOOD

*A Truly Exceptional Family Home in the Prestigious
Buchanan Castle Estate. Surrounded by the breathtaking
scenery of Scotland's countryside, this outstanding home offers
an exceptional blend of luxury, space and timeless elegance.*



KEY FEATURES

Nestled within the exclusive Buchanan Castle Estate and surrounded by the breathtaking scenery of Scotland's countryside, this outstanding home offers an exceptional blend of luxury, space and timeless elegance. Thoughtfully designed for modern family living, it combines beautifully proportioned accommodation with outstanding entertaining spaces, all set within an idyllic setting on the edge of Loch Lomond & The Trossachs National Park, whilst being only a 35 minute drive to Glasgow Airport.

Accommodation

Designed around modern family living and effortless entertaining, the heart of the home is its magnificent bespoke kitchen. Beautifully appointed with handcrafted cabinetry, premium appliances and the timeless character of a traditional AGA, it perfectly balances style with practicality. A striking central island provides a natural gathering place for family and friends, making it an inviting space from morning coffee through to evening entertaining.

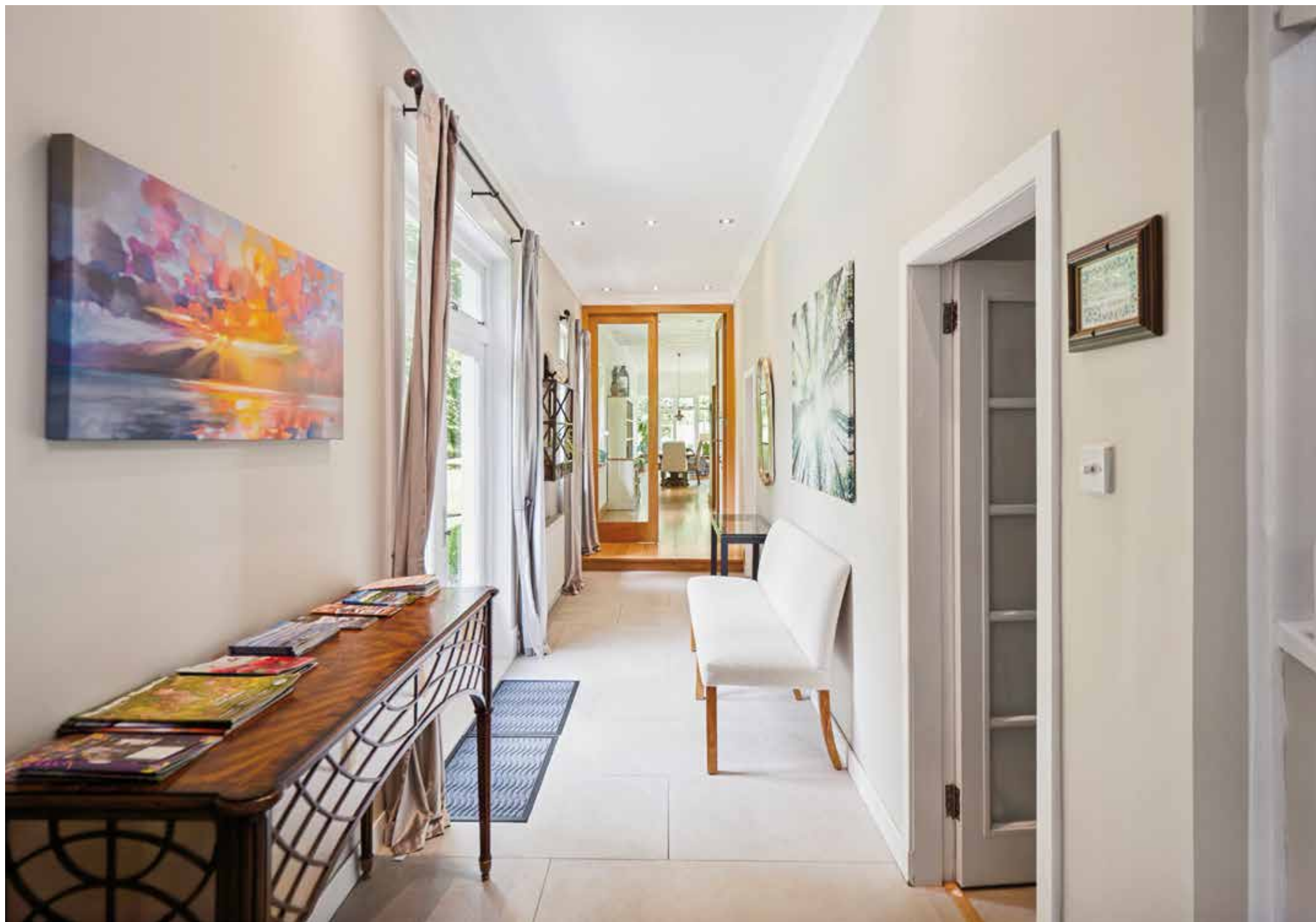
The kitchen has an impressive open-plan dining and family living area, where generous proportions and an abundance of natural light create a wonderfully sociable atmosphere. Two sets of double windows lead from here to the outdoor terrace making for easy al fresco living, for colder days there is a fireplace in the kitchen too. This space is ideal, whether hosting large gatherings, celebrating special occasions or enjoying everyday family life, these beautifully connected spaces have been designed to adapt effortlessly to every occasion.

The welcoming entrance hall sets an elegant first impression and has been thoughtfully designed to incorporate a comfortable seating area, creating an additional reception space that immediately conveys the warmth and scale of the home, it too has a fireplace. Nestled next to the front door is another thoughtfully designed space, glass fronted and a lovely sun trap, it is an ideal space to relax.

Beyond, the beautifully proportioned reception rooms downstairs, each of which enjoys their own distinct character, the bedrooms have been thoughtfully arranged to provide exceptional flexibility. On the ground floor are two bedrooms, each of which could equally be used as a home office, or library.





















The upper floor continues the home's impressive sense of space. A generous landing has been designed as an additional living area, complete with beautiful timber flooring and a comfortable seating area, glass fronted and flooded in natural light, it provides the perfect place to unwind with a book or enjoy a quiet evening.

A total of four beautifully appointed bedrooms lead off the landing, offering exceptional flexibility for family life, visiting guests or home working. The upper floor contains an ensuite and a further family bathroom. Furthermore, the luxurious principal suite is a true sanctuary, featuring a spacious bedroom, elegant dressing room and further beautifully finished en-suite. Elegant, double French doors open onto a charming Juliet balcony, perfectly positioned to take in peaceful views across the beautifully maintained and expansive gardens.

This home has an exceptional sense of flow throughout, offering a variety of spaces in which to relax, entertain or simply enjoy the peaceful surroundings







OUTDOORS

Extending to approximately one acre, the beautifully landscaped grounds provide a wonderful sense of privacy and tranquillity. Mature, established trees frame the gardens, creating a picturesque setting that can be enjoyed throughout the seasons, while expansive lawns offer plenty of space for children to play or for simply relaxing in peaceful surroundings.

Three separate patio areas provide a choice of outdoor seating and entertaining spaces, allowing you to enjoy the sun at different times of the day or dine al fresco whilst taking in the beauty of the gardens.

A generous driveway offers ample parking for multiple vehicles, with plenty of space to turn with ease. The detached garage provides further practicality, with half of the building thoughtfully refurbished to create an insulated, heated storage area, ideal for hobbies, outdoor equipment or a workshop.

Location

Enjoying an enviable position within the prestigious Buchanan Castle Estate, this exceptional home offers a lifestyle that perfectly balances the tranquillity of the Scottish countryside with outstanding accessibility. Situated on the edge of Loch Lomond & The Trossachs National Park, the area is renowned for its breathtaking scenery, charming villages and an abundance of outdoor pursuits.

For those who enjoy an active lifestyle, the opportunities are endless. From scenic hiking and mountain biking trails to wild swimming, paddleboarding, kayaking and sailing on nearby Loch Lomond, the surrounding landscape provides year-round adventure. The National Park offers miles of beautiful woodland walks, hill climbs and cycling routes, making it a haven for outdoor enthusiasts.

Golfers are exceptionally well catered for, with the highly regarded Buchanan Castle Golf Club quite literally on the doorstep. A number of other renowned courses can also be found within easy reach, making the area a superb destination for the discerning golfer.

Despite its idyllic rural setting, the property is remarkably well connected. The nearby village of Drymen provides everyday amenities, while Glasgow city centre can be reached in around 45 minutes, making the property an ideal choice for those seeking a peaceful home within comfortable commuting distance. Glasgow Airport is also easily accessible, situated about half an hour away, it offers convenient domestic and international travel, whilst excellent road and rail connections ensure effortless access to the rest of Scotland and beyond.

The Buchanan Castle Estate is well placed for families, with a choice of highly regarded schools nearby. Primary education is available in Drymen, while secondary pupils are served by Balfron High School, one of the area's most respected schools. A selection of excellent independent schools, including those in Glasgow and Bridge of Allan, are also within easy commuting distance, making this an ideal location for families seeking outstanding educational opportunities alongside an exceptional lifestyle.

Combining outstanding natural beauty, exceptional leisure opportunities and excellent connectivity, this is a location that offers an enviable quality of life and the very best of both country living and city convenience.



INFORMATION

Viewings: Strictly by appointment through the sole selling agents, Fine & Country Scotland.

Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email scotland@fineandcountry.com. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

EPC Rating: D

Services: Bramblywood is served by mains water supply, mains electricity, mains drainage. Central heating comes from mains gas, gas fire and wood fire.

Local Authority: Stirling Council, Council Tax Band H.

Access: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact the purchaser to complete the checks electronically. A fee of £60 inc VAT per property will apply and will be processed by Smart Compliance. If you have any queries please contact the office.

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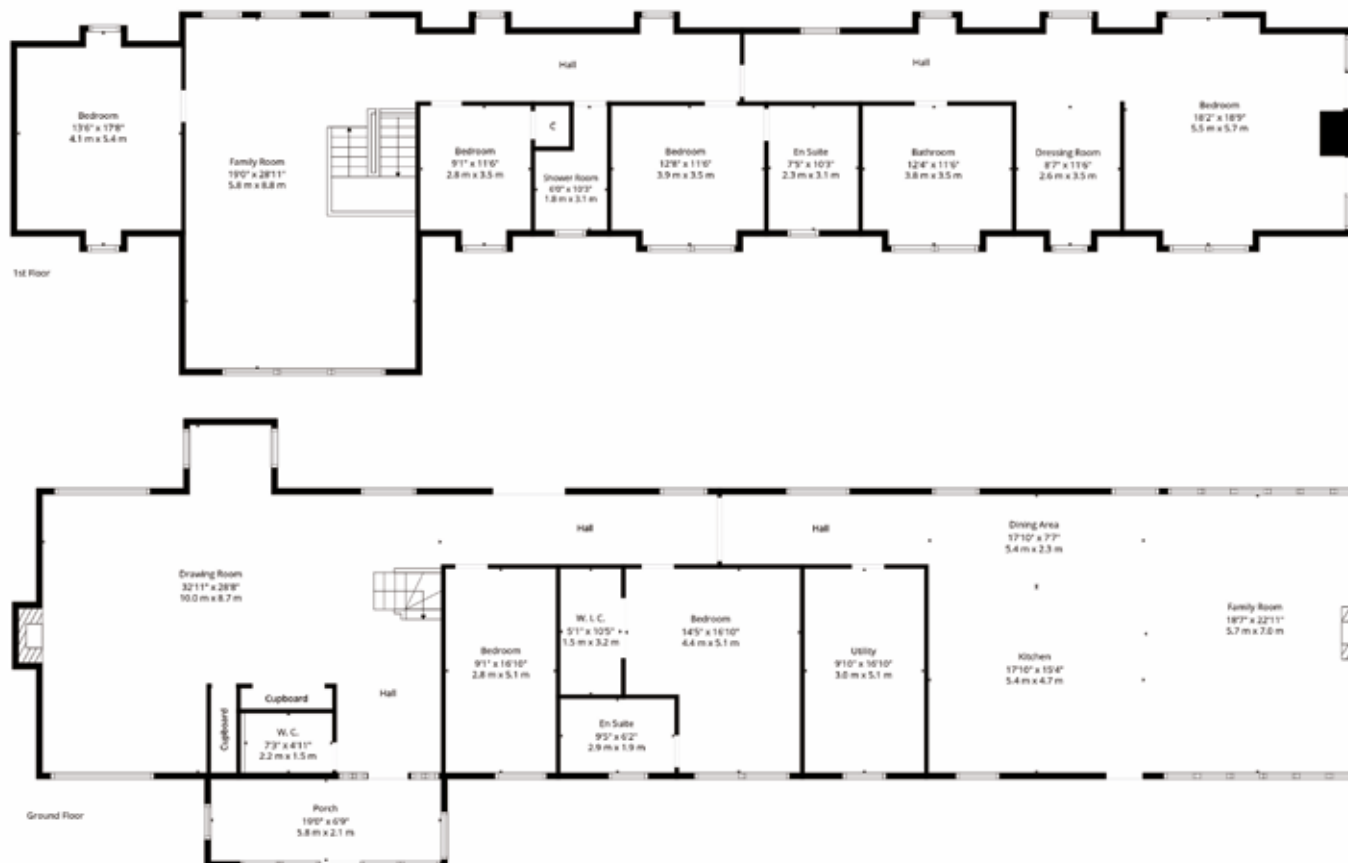




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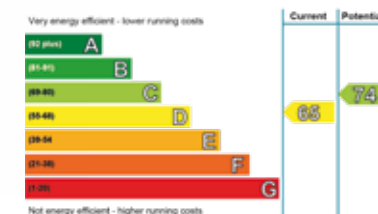
C&D Rural Ltd trading as Fine & Country Scotland Registered office: Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY

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Total: 4645 sq. Ft, 431 m2
 Ground Floor: 2556 sq. Ft, 237 M2, 1st Floor: 2089 sq. Ft, 194 m2
 Excluded Areas: Porch: 129 sq. Ft, 12 M2, Fireplace: 11 sq. Ft, 1 M2, Walls: 292 sq. Ft, 28 m2

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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