



26 Kiltrochan Drive, Balfron, Glasgow, G63 0QJ

Offers Over £340,000

- Sought-after detached bungalow occupying a generous corner plot within a quiet residential cul-de-sac.
- Bright and spacious lounge/dining room positioned to make the most of the stunning outlook.
- Three well-proportioned double bedrooms, each benefiting from useful built-in storage.
- Beautifully landscaped gardens creating a tranquil and private outdoor sanctuary.
- Convenient location for commuters, with straightforward access to both Glasgow and Stirling while enjoying a peaceful rural setting.
- Spectacular open views across the surrounding countryside towards the picturesque Campsie Hills.
- Well-equipped fitted kitchen offering excellent storage and practical workspace.
- Neatly presented three-piece family bathroom serving the accommodation.
- Situated in the highly regarded village of Balfron, with a range of everyday amenities close at hand.
- Energy efficiency rating - C

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**** Attractive New Price**** Enjoying a prime corner plot position within a peaceful cul-de-sac, this beautifully presented detached bungalow offers breath-taking views towards the Campsie Fells and immaculately maintained accommodation throughout. Set amidst attractive landscaped gardens in the heart of Balfron, the property combines a tranquil village setting with excellent local amenities and convenient access to both Glasgow and Stirling.



Council Tax Band: F



Deceptively spacious and occupying a desirable corner plot within a peaceful cul-de-sac, this attractive three-bedroom detached bungalow enjoys stunning panoramic views towards the Campsie Hills and offers well-maintained accommodation in the heart of the sought-after village of Balfron.

The property is entered via a welcoming reception hall which leads to a bright and generously proportioned front-facing lounge/dining room. This impressive living space benefits from large windows that perfectly frame the beautiful rural outlook, creating an ideal setting for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, while three generous double bedrooms, all featuring built-in storage, offer flexible accommodation for families, downsizers, or those seeking single-level living. A well-appointed three-piece family bathroom completes the internal accommodation.

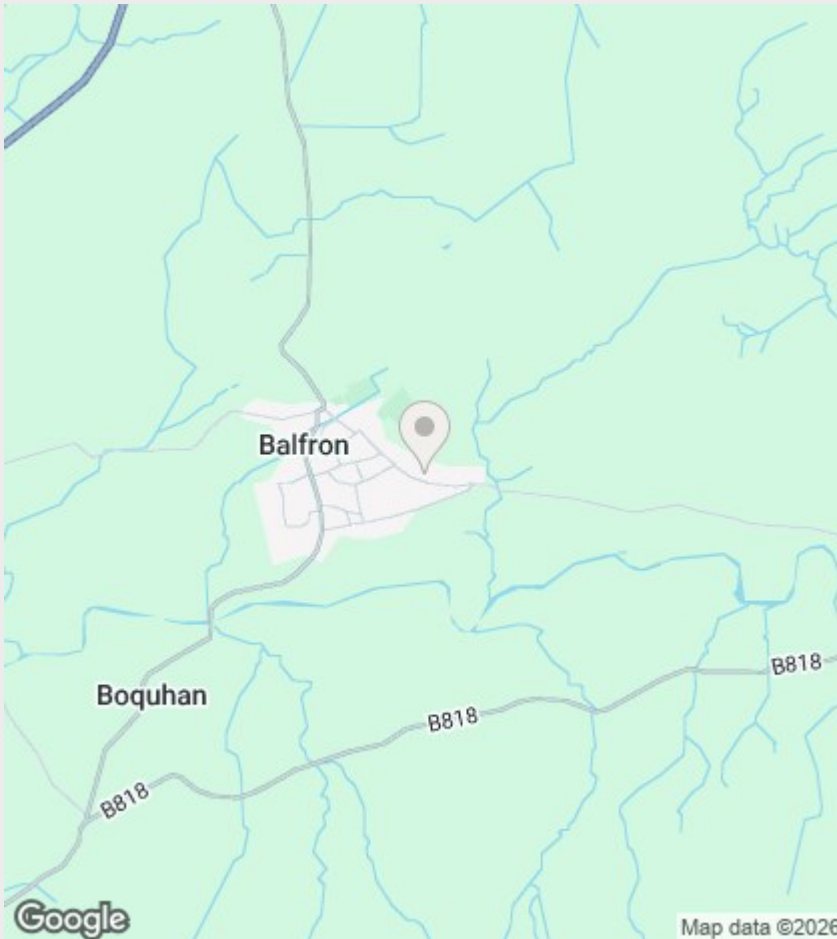
Externally, the property is set within beautifully landscaped gardens that have been lovingly maintained to create a peaceful and private outdoor retreat. The corner plot position enhances the sense of space and privacy, while providing attractive gardens to enjoy throughout the seasons.

Balfron is a charming and highly desirable village offering an excellent range of local amenities, including shops, cafés, excellent schooling, and leisure facilities. Surrounded by stunning countryside yet conveniently located for commuting, the property enjoys easy access to both Glasgow and Stirling, making it an ideal choice for those seeking the perfect balance of rural living and modern convenience.

Early viewing is highly recommended to appreciate the exceptional setting, breathtaking views, and generous accommodation on offer.

Home Report Available on Request
Council Tax - Stirling Council Band F
EER - C
Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

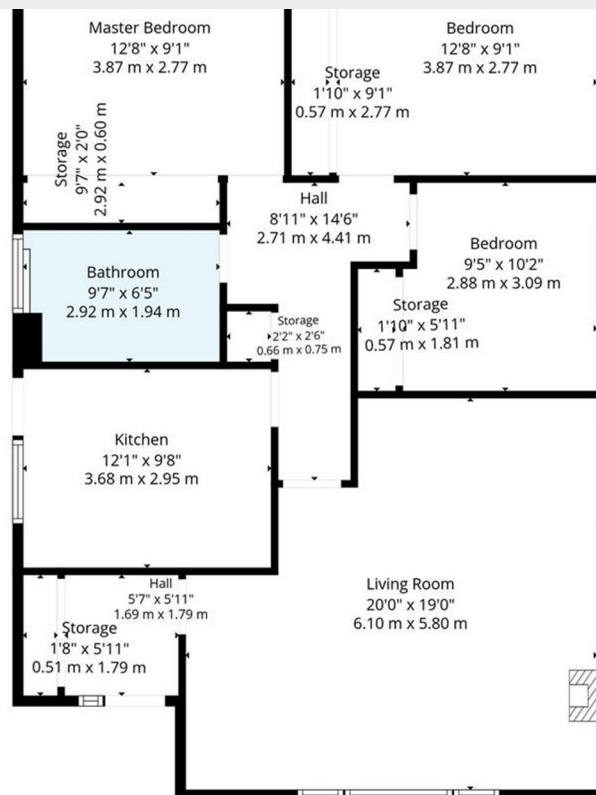
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



TOTAL: 988 sq. ft, 92 m2

1st floor: 988 sq. ft, 92 m2

EXCLUDED AREAS: STORAGE: 62 sq. ft, 5.7 m2; HALL: 68 sq. ft, 6.3 m2

CODA