



2 The Old Schoolhouse, Milton Of Buchanan Drymen, Glasgow, G63

Offers Over £295,000

- The Old Schoolhouse
- Accommodation over 4 Separate Levels
- Tasteful, Well Appointed Kitchen
- EER - E
- Part of a Listed Building/Located Within The National Park
- 3 Bedrooms & Spacious Reception Area
- Partially DG & LPG Heating
- Semi-detached, Unique, Character Property
- Bathroom and Additional Shower Room
- Private Garden Ground & Parking to The Side

Milton Of Buchanan , Glasgow G63 0JE

This is a charming period property full of contemporary twists. The partly listed building offers a quirky layout over 4 separate levels. Located within the National Park, the current owners have maintained and presented the property to an exceptional standard throughout making early viewing imperative. Benefiting from 3 bedrooms, a fabulous reception lounge, well appointed kitchen, bathroom and an additional shower room. The property is partially double glazed, offers a LPG heating system and enjoys a private garden to the rear. EER - E



Council Tax Band: E



An extremely well-presented, three bedroom, semi-detached home set within a luxury development of four dwellings surrounded by picturesque views and private gardens.

Situated within the Loch Lomond and Trossachs National Park, the property enjoys an idyllic location which is close to the popular villages of Drymen and Balmaha where a range of coffee shops, pubs, restaurants and other amenities can be found.

This immaculate home is set over three levels:

Entrance Level

A bright and spacious reception hallway which is flooded in natural light via a Velux skylight, spacious dual aspect principle bedroom with feature fireplace and storage and a fully tiled shower room.

Garden Level

From the hallway, a staircase leads down to the garden level which hosts the third bedroom and a lovely, contemporary style dining kitchen with French doors out to the private garden. Integrated appliances include dishwasher, washing machine and five hob gas burner and oven.

Mezzanine / First Floor

An attractive, bespoke staircase leads to the lounge with velux windows and spotlights.

First Floor

A separate staircase leads to the second double bedroom and a fully tiled family bathroom with rainfall shower and chrome towel rail.

The property is further enhanced by ultrafast, full fibre broadband and LPG gas powered central heating system. Externally, there is a gravelled driveway providing space for off street parking for several vehicles, an area of lawn and a decked seating area.

Room Dimensions

Entrance Hallway

Lounge - 4.93m x 4.52m

Dining Kitchen - 4.36m x 2.69m

Master Bedroom - 4.74m x 3.76m

Bedroom 2 - 4.40m x 2.10m

Bedroom 3 - 3.33m x 3.27m

Bathroom - 2.80m x 1.76m

Shower Room - 1.79m x 1.07m

Milton of Buchanan lies between the picturesque villages of Drymen and the simply breath-taking Balmaha which together offer an extensive range of amenities including shops, cafes, restaurants, bank, butcher, chemist and medical centre. Balmaha itself sits on the banks of Loch Lomond and the area remains an ever popular tourist destination due to picturesque scenery as well as offering an extensive choice for the outdoor enthusiast. There are a range of renowned low level and more challenging walks, including that of the nearby Conic Hill, and there are a range of water pursuits available on the Loch itself.

The area offers a wealth of outdoor activities including walking (The West Highland Way is on your doorstep), hill walking, cycling, golf, tennis, fishing, horse riding, and a Spa and leisure facility at a local hotel. Loch Lomond is the ideal environment for the sailing and water sports enthusiasts. The village of Drymen boasts a plethora of interesting clubs and societies. It is positioned in the Loch Lomond and Trossachs National Park and is the gateway to the East side of Loch Lomond. Drymen is a charming and picturesque village, built around a village square, with a handful of small shops, hotels and a historic village pub. There is an excellent primary school available and, close to the village, excellent secondary education is available at Balfron High School; a short bus ride away.

Home Report Available on Request

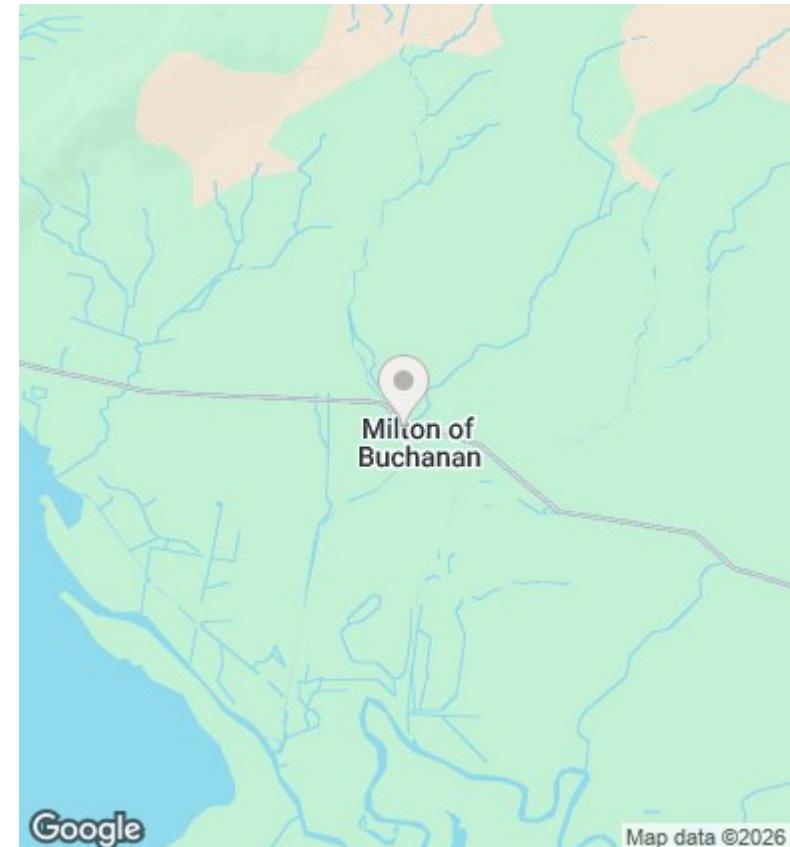
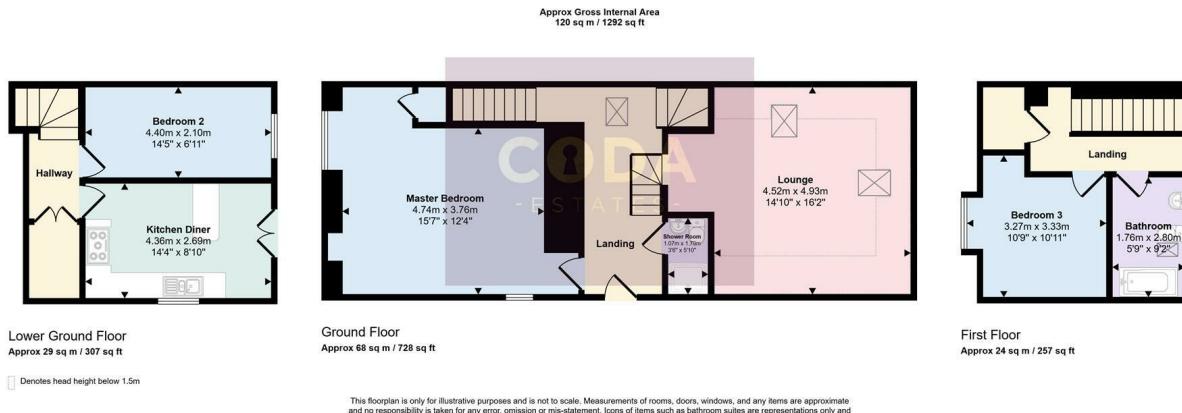
EER - E

Viewings: Arranged by appointment.

CODA Estates offer a free, no obligation valuation service. To arrange a suitable appointment please contact the office on 01417751050.







Directions

Viewings

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

Council Tax Band

E

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