



DROCHAIRD HOUSE

— GARTNESS —



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4 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

Completed in 2018, Drochaid House is an exceptional contemporary country residence, extending to approximately 3,500 square feet, positioned within a breathtaking rural setting in the Stirlingshire hamlet of Gartness. Occupying a beautifully maintained and professionally landscaped plot, beside the River Endrick and close to the renowned Pots of Gartness, the property enjoys far-reaching views and an atmosphere of complete tranquillity, while remaining accessible to nearby villages and the city beyond.

Approached by a sweeping tarmac driveway, the house immediately impresses. The drive opens into a substantial stone-chipped parking area, capable of accommodating numerous vehicles and leading to a detached garage, which is equipped with a 5.5kW electric vehicle charging point. Discreet bollard lighting lines the approach, while an HIC Vision camera system provides additional peace of mind. Architecturally striking, the exterior combines oatmeal-toned render with stone detailing and a handsome slate roof, complemented by anthracite grey double-glazed windows that enhance the property's sharp, modern aesthetic.

Internally, the finish is exemplary throughout, with careful attention paid to materials, fittings and overall flow. The accommodation is arranged over two levels and comprises seven principal apartments. Entry is via a welcoming vestibule, with storage, leading into an impressive tiled reception hall, where a feature staircase creates a strong focal point. The bay-windowed lounge offers a refined yet comfortable retreat, with a dual aspect, courtesy of clever vertical windows on the gable wall, and a Chesney 6kW log-burning stove, set against a slate surround and backing. A separate formal dining room, currently utilised as a games room, sits to the front of the property and connects with a superb and expansive open-plan living, dining and kitchen space, stretching to over nine metres in length. Designed for modern family life, it incorporates a breakfast bar and an extensive range of handleless anthracite cabinetry, with coordinated worktops. A full complement of integrated appliances ensures both functionality and clean-lined style. Adjacent, lies a practical utility room, with cloakroom WC.

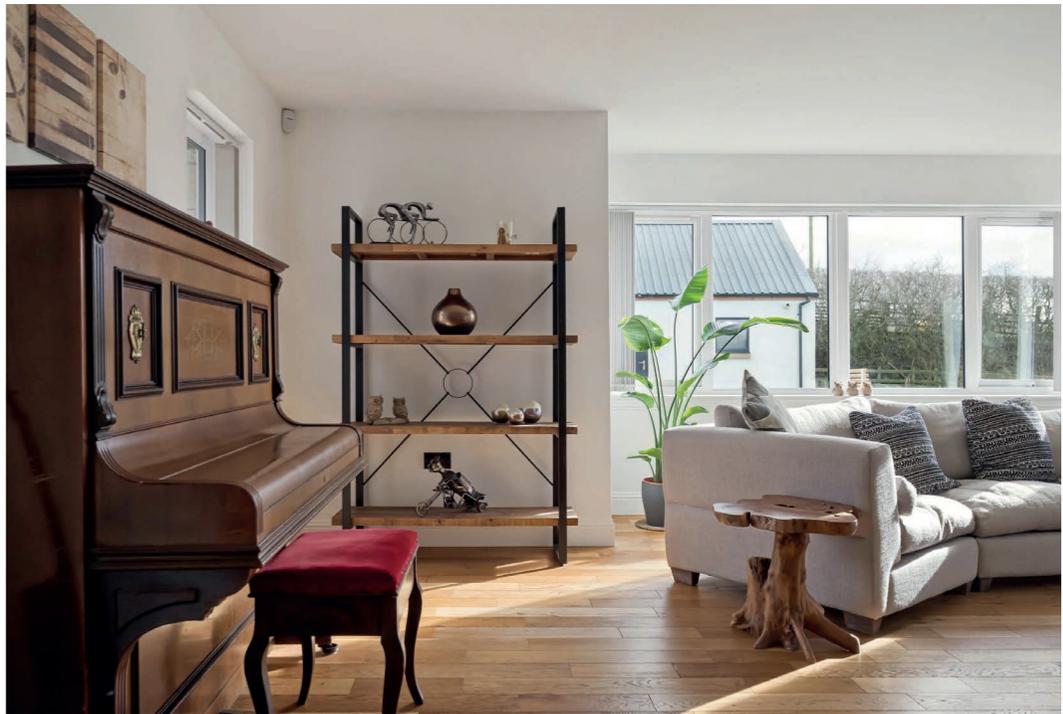
A large double bedroom lies at the rear of the home, with a fantastic outlook and French doors out to the rear garden, fitted wardrobes and well-appointed ensuite shower room. Completing the lower level accommodation is a further versatile room, which functions equally well as a study, home office, additional sitting room or even a fifth bedroom, if required.

Upstairs, a generous landing, flooded with natural light from a Velux window, provides space for occasional furniture, or a study area. There are three substantial double bedrooms, two of which benefit from private en-suite shower rooms and the third enjoying Jack and Jill access to the beautifully appointed family bathroom. One of the bedrooms is enhanced by double doors opening to a Juliet balcony, allowing light and fresh air to flow in, while framing views of the surrounding countryside.

Heating is delivered via a Mitsubishi air source heat pump, with underfloor heating throughout the ground floor and radiators serving the upper level, ensuring efficiency and comfort year-round. Drainage is managed by a Biodisc system.

The gardens have been thoughtfully designed to combine generous lawns with areas of hard landscaping, creating a balanced and highly usable outdoor environment that complements the scale and quality of the house itself. The result is a refined yet practical family home, offering modern specification, architectural distinction and a truly special rural setting.

































1st Floor

Local Area

Gartness is a picturesque and peaceful hamlet within Stirlingshire, positioned near Killearn. Primary schooling is available in Killearn, with secondary education at Balfron High School. Killearn also offers nursery provision, including Montessori options, alongside a range of everyday amenities such as a health centre, pharmacy, well-stocked Co-op, cafés, a village pub and an active church and village hall. Milngavie, approximately eleven miles away, provides a railway station and a broader selection of shops and services, while Glasgow City Centre lies some sixteen to seventeen miles distant, making this an ideal location for those seeking countryside living without sacrificing connectivity.

BD4063 | Sat Nav: Drochaid House, Gartness, G63 ONJ

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





c o r u m

1 Canniesburn Toll, Bearsden, G61 2QU

T: 0141 942 5888

E: bearsdenenq@corumproperty.co.uk

corumproperty.co.uk