

Little Camoquhill House

BALFRON, STIRLINGSHIRE, G63 0QP

McEwan Fraser Legal
Solicitors & Estate Agents





Offering an exceptional blend of space, versatility and modern family living, this beautifully presented home has been thoughtfully configured over two generous levels to create an outstanding lifestyle property, perfectly suited to growing families, multi-generational living or those seeking flexible accommodation for home working.





A welcoming reception hall immediately sets the tone for the quality and scale found throughout the home. The ground floor has been carefully designed to provide a choice of impressive living spaces, allowing every member of the family their own place to relax while also offering superb areas for entertaining. The elegant lounge provides a comfortable retreat, while the formal sitting room offers a refined space for hosting guests. A cosy snug creates the perfect environment for quiet evenings, reading or watching television, adding yet another dimension to this exceptionally adaptable home.





the property

Little Camoquhill House - **Balfron**



THE LOUNGE



the property

Little Camoquhill House - **Balforn**



THE SNUG



KITCHEN/DINER

At the heart of the property lies the impressive dining kitchen, a superb open social space where family life naturally comes together. With generous proportions and ample room for both cooking and dining, it is perfectly equipped for everything from busy weekday breakfasts to relaxed weekend gatherings and celebrations with family and friends. A practical utility room provides valuable additional workspace and laundry facilities, while a conveniently located WC enhances the functionality of the ground floor.





FAMILY ROOM



Also on this level are two generously proportioned double bedrooms, ideal for family members, guests or those requiring ground floor accommodation, complemented by a stylish contemporary shower room. This flexible arrangement offers excellent versatility to suit changing lifestyle needs.





SHOWER ROOM



The first floor continues the home's impressive sense of space and comfort. The luxurious principal bedroom provides a peaceful sanctuary, complete with an adjoining dressing area and a beautifully appointed en-suite shower room, creating an elegant private suite. A further spacious bedroom is served by a modern family bathroom, while an additional sitting room offers outstanding flexibility and could easily function as a home office, studio, children's playroom or relaxing lounge. Excellent built-in storage throughout the upper level ensures the accommodation remains both practical and beautifully organised.





MASTER BEDROOM



BEDROOM 2



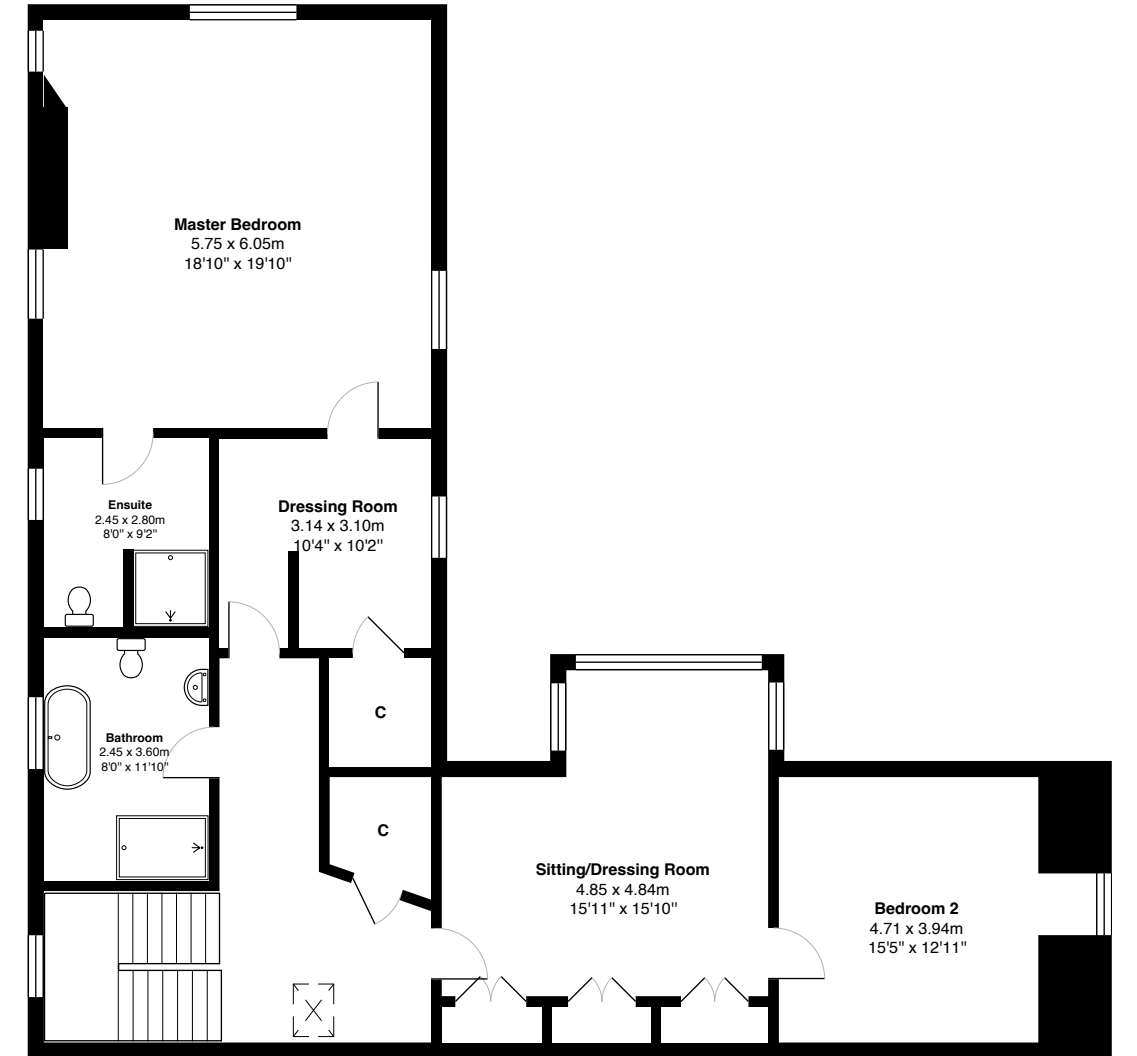
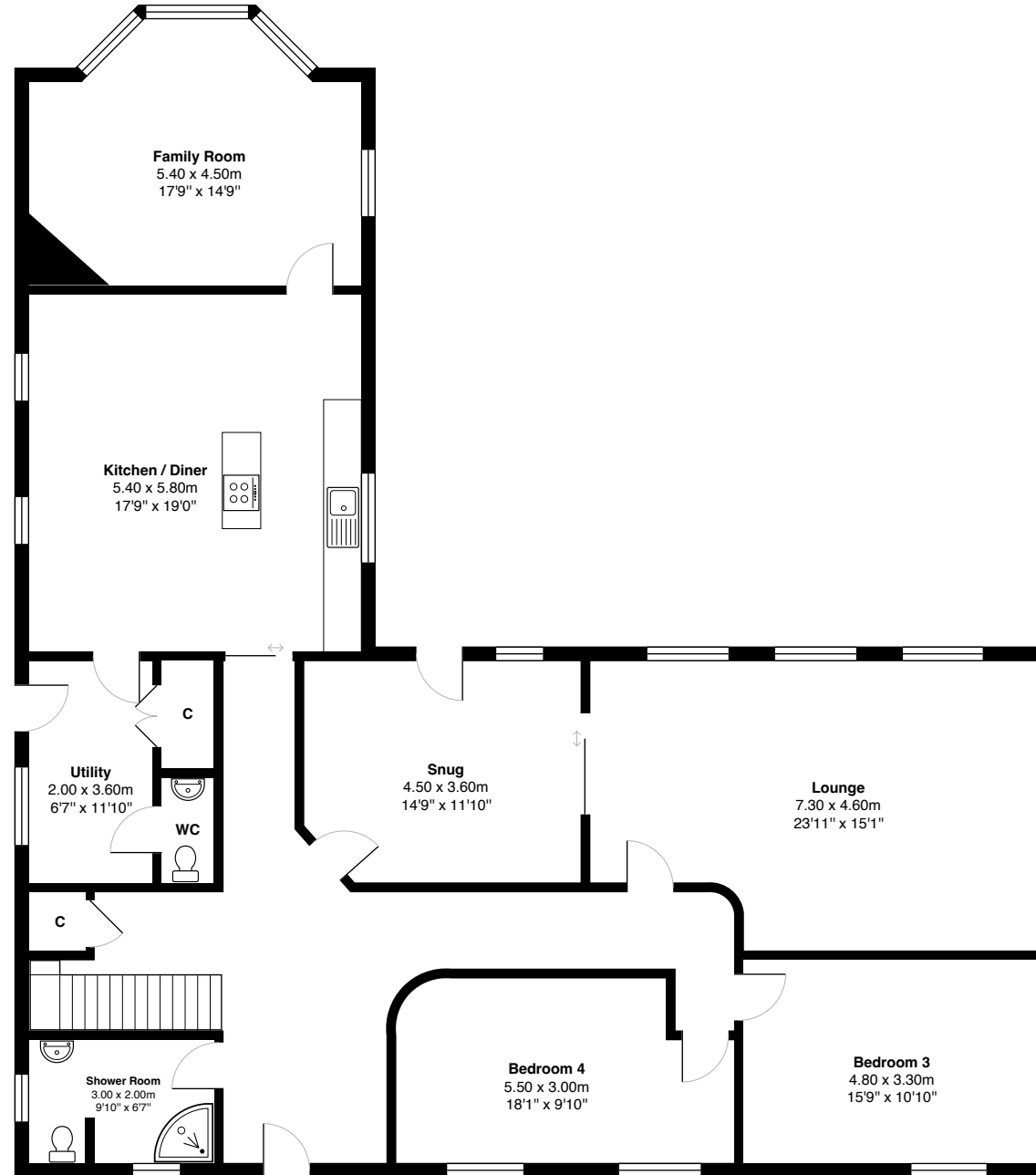
THE BATHROOM



the property



Little Camoquhill House - **Balfron**



Externally, the property is equally impressive. A generous private driveway to the front provides extensive off-street parking for several vehicles, making it ideal for larger families and visiting guests.

To the rear, the beautifully landscaped gardens provide a wonderful extension of the living space and enjoy an exceptional degree of privacy, with no overlooking neighbours to disturb the peaceful surroundings. Designed for both relaxation and entertaining, the gardens combine expansive lawn with attractive decking areas that are perfectly positioned to make the most of the spectacular panoramic countryside views.





the property



Whether enjoying a morning coffee, dining al fresco on a summer evening or simply unwinding while watching the changing seasons unfold across the surrounding landscape, this outstanding outdoor space offers a truly idyllic setting that perfectly complements the lifestyle on offer within this exceptional family home.

Little Camoquhill House - **Balfron**





the property

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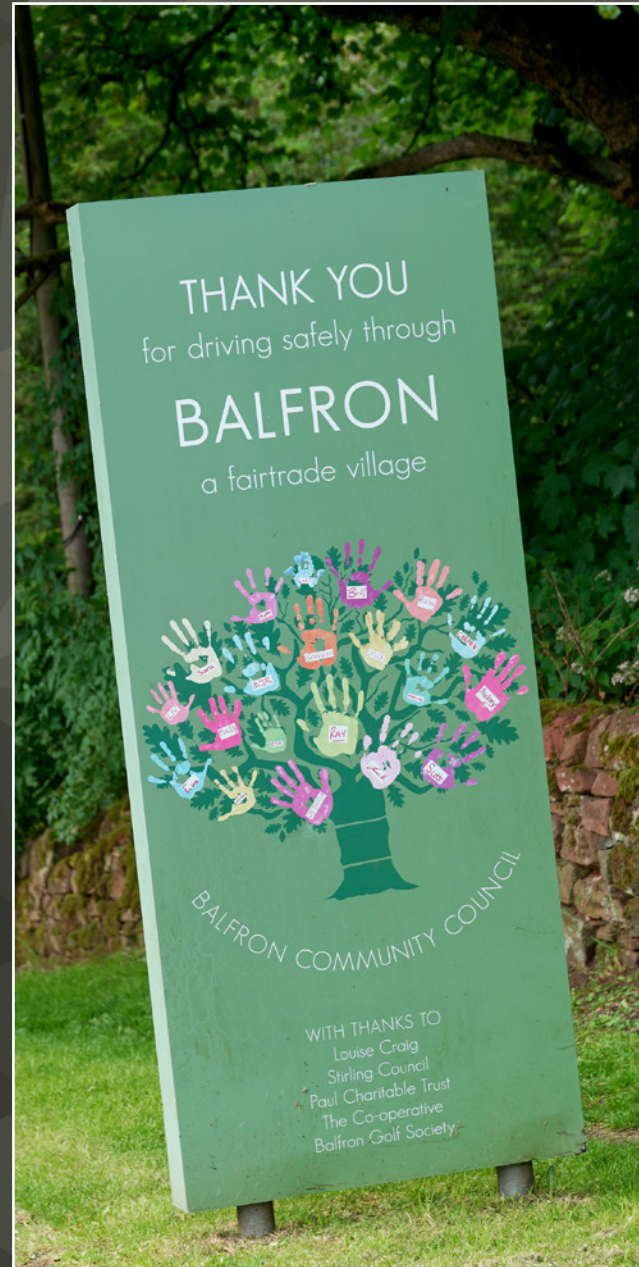


THE GARDEN



THE LOCATION

Situated on the outskirts of the picturesque village of Balfron, this exceptional property enjoys the perfect balance of peaceful rural living and excellent accessibility. Nestled within the heart of the Stirlingshire countryside, Balfron is a thriving and highly sought-after village renowned for its strong community spirit, scenic surroundings, and excellent local amenities.



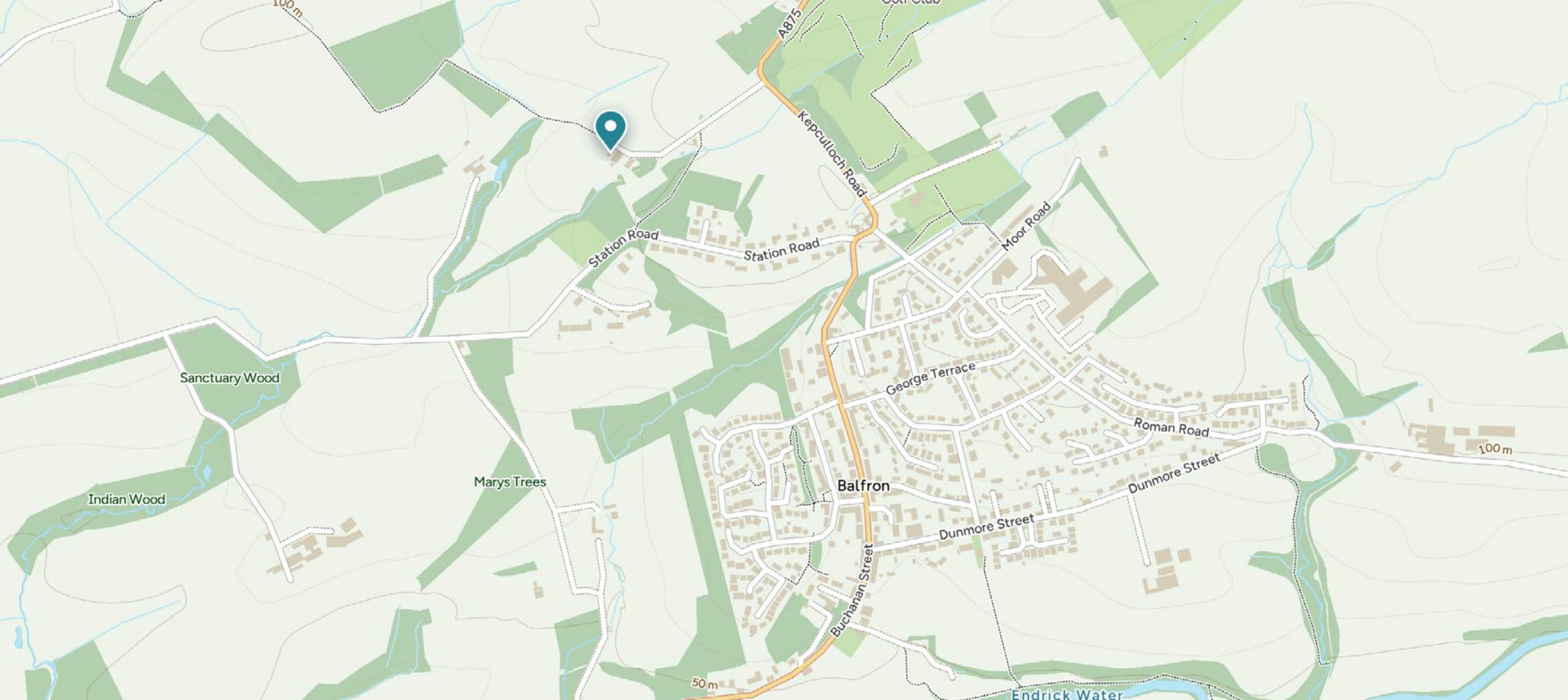
The village offers a range of everyday conveniences, including independent shops, cafés, restaurants, a supermarket, health centre, and highly regarded primary and secondary schools. The surrounding countryside provides endless opportunities for walking, cycling, horse riding, and other outdoor pursuits, while nearby attractions such as Loch Lomond and The Trossachs National Park are within easy reach.

Despite its tranquil setting, Balfron is ideally positioned for commuters, with excellent road links to Glasgow, Stirling, and Edinburgh, making it an attractive location for those seeking a rural lifestyle without compromising on connectivity.

The property's generous grounds and semi-rural position provide privacy and space while remaining just minutes from the village centre. This unique combination of countryside living, business potential, and accessibility makes the location particularly appealing to families, entrepreneurs, and investors alike.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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