



## CHARACTERFUL PERIOD HOME WITH 3 ACRES AND FINE VIEWS

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STATION HOUSE  
BUCHLYVIE, STIRLING, FK8 3PD





View from outwith the boundary

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Drawing room ♦ sitting room ♦ conservatory ♦ bedroom ♦ kitchen ♦ utility room ♦ downstairs shower room ♦ 4 bedrooms ♦ shower room ♦ gardens ♦ triple garage ♦ three stables ♦ former dog enclosure ♦ paddock with large loose box ♦ set in approx 3 acres

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Stirling 16 miles, Glasgow city centre 23 miles, Glasgow Airport 29 miles

### Directions

From Glasgow take the A81 to Blanefield. Continue through Blanefield along the A81 and continue North along the A811 following signs for Buchlyvie. Before entering Buchlyvie on Main Street, turn left at Station Road. Continue along Station Road out of the village and the Station House is on the left hand side.

### Situation

Buchlyvie is a charming Stirlingshire village 15 miles west of Stirling, 24 miles from Glasgow and 7 miles from Loch Lomond. Designated a burgh of the barony in 1672, it has grown up around its single wide main street lined with 18th and 19th century cottages. Today it is a popular village with a real community feel. The main street has two village pubs, a doctor's surgery, a general store, a coffee shop, a pottery and an art gallery. Buchlyvie is about an hour's drive from both Glasgow and Edinburgh.

There is a new primary school in the village and secondary pupils travel to the nearby Balfron High, a well respected state comprehensive. Private schooling can be found in Bridge of Allan at Beaconhurst Grange (17 miles), in Glasgow, or at the many Perthshire schools which offer private education for both day and boarding pupils.

Stirling (15 miles), recently designated a city, was the seat of the Kings of Scotland in the Middle Ages. Its historic castle sits high above the former town. William Wallace defeated the English at the battle of Stirling Bridge in 1297, and nearby Bannockburn was the scene of another major Scottish victory in 1314 when Robert the Bruce routed the army of Edward II. The present-day city provides a full range of shops, schools and services including a cinema and a new sports centre with swimming pool and curling rink. Glasgow (24 miles) is one of the UK's most dynamic cities with outstanding shopping, excellent theatres and a thriving business district. Regular trains from Stirling serve both Glasgow and Edinburgh for the many daily commuters.

Station House is well placed for the amenities and towns of central Scotland, with ready access to Loch Lomond, The Trossachs and the Highlands.

### Description

Station House was the former railway station and station master's house of Buchlyvie and was converted many years ago into a highly desirable family home. Set within well maintained, mature gardens which extend to approximately 3 acres, the surrounding grounds provide privacy and seasonal colour, and there is a connected range of outbuildings, including a triple garage and three loose boxes.

Station House has been lovingly restored and the accommodation is dominated on the ground floor by the splendid drawing room (formerly the waiting room and ticket office of the old railway station) which overlooks the front gardens and countryside beyond and has a fireplace with woodburning stove. The drawing room is open plan with an archway to the sitting room and there is an access door leading to the inner hallway to a former conservatory.



The conservatory will require modernisation but has beautiful views to the front gardens and countryside beyond. On the ground floor there is a large double bedroom and a dining size farmhouse kitchen with a fine range of base and wall mounted wooden units and four oven royal blue Aga at its heart. Off the kitchen is the utility room and a downstairs shower room. The first floor accommodation comprises three additional double sized bedrooms and a shower room with a modern three piece white suite.

#### **Local Authority**

Stirling Council

#### **Council tax**

Band G

#### **EPC**

Rating F

#### **Servitude rights, burdens and wayleaves**

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.

#### **Possession**

Vacant possession and entry will be given on completion.

#### **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

#### **Viewing**

Strictly by appointment with Savills – 0141 222 5875

#### **Purchase price**

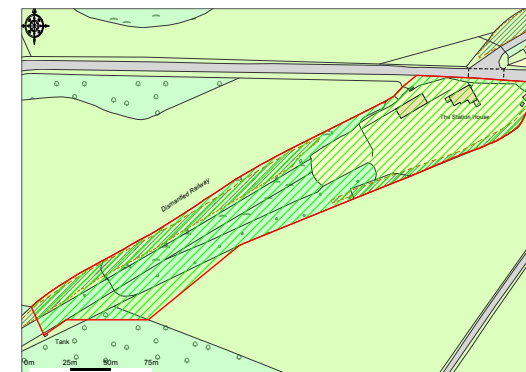
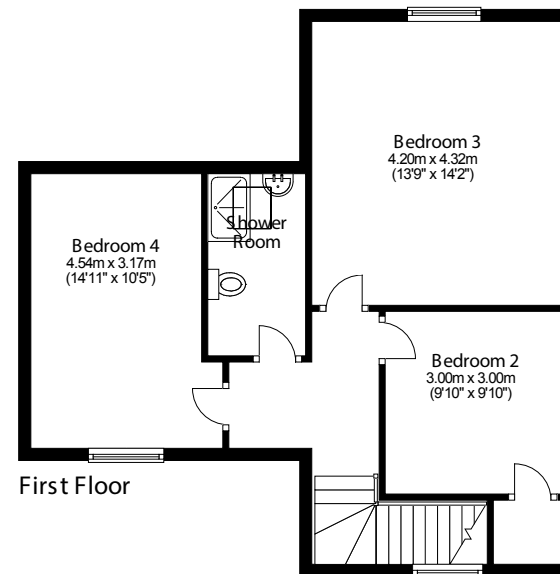
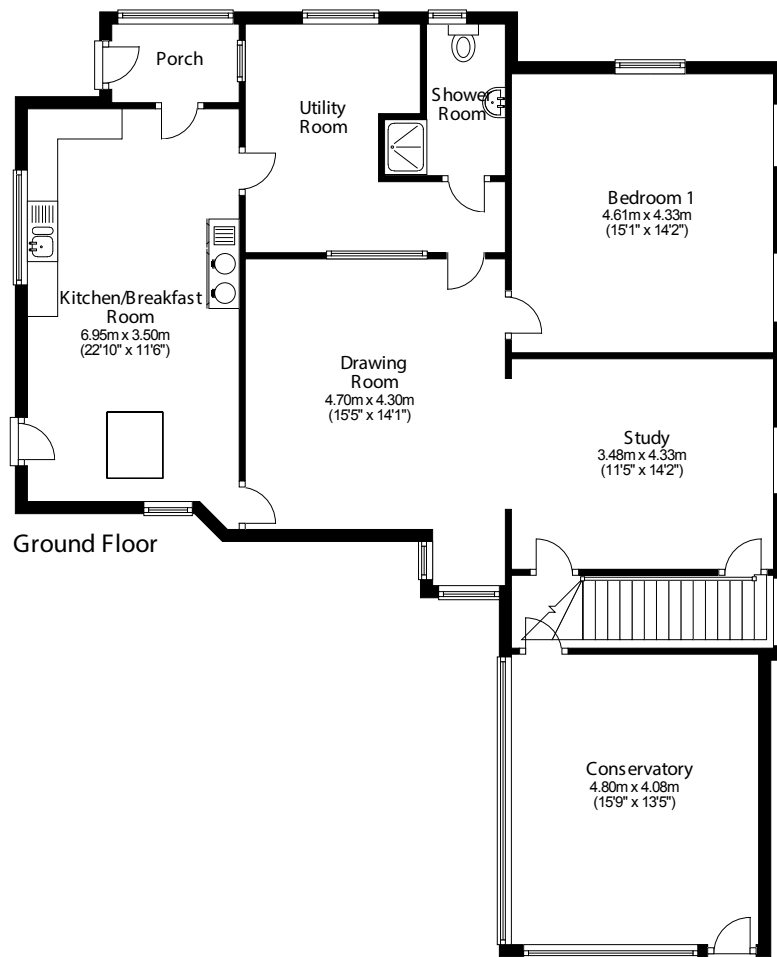
Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





## FLOORPLANS

Total gross internal area (approx): 183.6 sq m (1976 sq ft)  
For identification only. Not to Scale.  
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