



Exceptional family home with beautiful gardens in sought-after village

Burnbrae, 2 The Clachan, Balfron, G63 0NY

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Ground floor • Entrance vestibule • Reception hallway • Drawing room • Sun room • Sitting room • Dining room • Kitchen • Boiler room • Utility room • WC • First floor • Library/family room • 3 bedrooms - 1 with en suite shower room • Shower room • Family bathroom • WC • Second floor • 2 bedrooms • Home office • Storage room • Garage & Gardens

Local Information

The delightful Stirlingshire village of Balfron is a rural community lying approximately 19.5 miles north of Glasgow. Two glorious natural features characterise and define the setting of Balfron: the Campsie Fells to the south, which rise to a height of 578 metres, and the Endrick Water.

The village straddles the A875 which connects Balfron with Glasgow (19.5 miles) and Stirling (19 miles). There is an excellent range of local amenities including a small Co-op supermarket, chemist, and village pub. Local schooling is available in the village, with both a primary school and Balfron High School.

The Arrochar Alps, which include four Munros (mountains over 3,000 ft) and six Corbetts (mountains over 2,000 ft) are a short drive away,

boasting challenging routes for walking and climbing enthusiasts. Loch Lomond, part of Scotland's first National Park, is also nearby and is well known for its water sports including wind surfing, sailing and excellent water skiing. Fishing enthusiasts have the choice of Loch Lomond, the Lake of Menteith and the River Endrick.

There are a number of golf courses in the area including the Loch Lomond Golf Course which is host to the Scottish Open and other international events. Other golf courses include Balfron, Buchanan Castle, Hilton Park, Milngavie and Stirling.

About this property

Burnbrae is a remarkable detached family home in the heart of the village of Balfron, thought to date from around 1721, owned by the present owners for around 30 years. The





property is in excellent condition and offers extremely flexible living space, with a wealth of period features including ceiling roses and cornicing. The property also boasts wonderful garden grounds.

From the driveway, stone steps lead to double storm doors which open into the entrance vestibule with mosaic tiled floor. From here a door leads to the main reception hallway with a staircase leading to the upper floors, under stair storage cupboards and access to most of the ground floor rooms.

To the left is the most impressive sitting room with box bay window with views over the garden, ornate cornice work, ceiling rose and an open fireplace. A further reception room to the right sits to the front, again with views over the garden, cornice and central ceiling rose and access to the sun room. The sun room is a wonderful addition with windows all round and doors out to the terraced area at the front. The dining room to the side has

a box bay window and further feature window and pillar to the side, with cornicing. The inner hallway gives access to the kitchen which features splendid fitted base and wall units a range cooker, a door out to the side garden and two windows to the side. There is plenty of room for a breakfast table. A utility area, wc and boiler room complete the downstairs accommodation.

The first floor is accessed from the elegant staircase in the main hallway with balustrade and handrail leading to the first floor landing. There are three bedrooms, one with en suite shower room. The library/family room is also on this floor with dual aspect windows. A shower room and family bathroom complete the first floor accommodation.

A second staircase leads to the upper floor where there are two further bedrooms, a home office and an additional storage room.





Gardens

The gardens at Burnbrae are exceptional, with access from the road to the gravelled driveway with parking for several cars. The gardens are a credit to the current owners and are set over different levels with an abundance of flowers, trees and bushes, pond and drying area. There is a double garage.

Energy Performance

EPC Rating = Band E

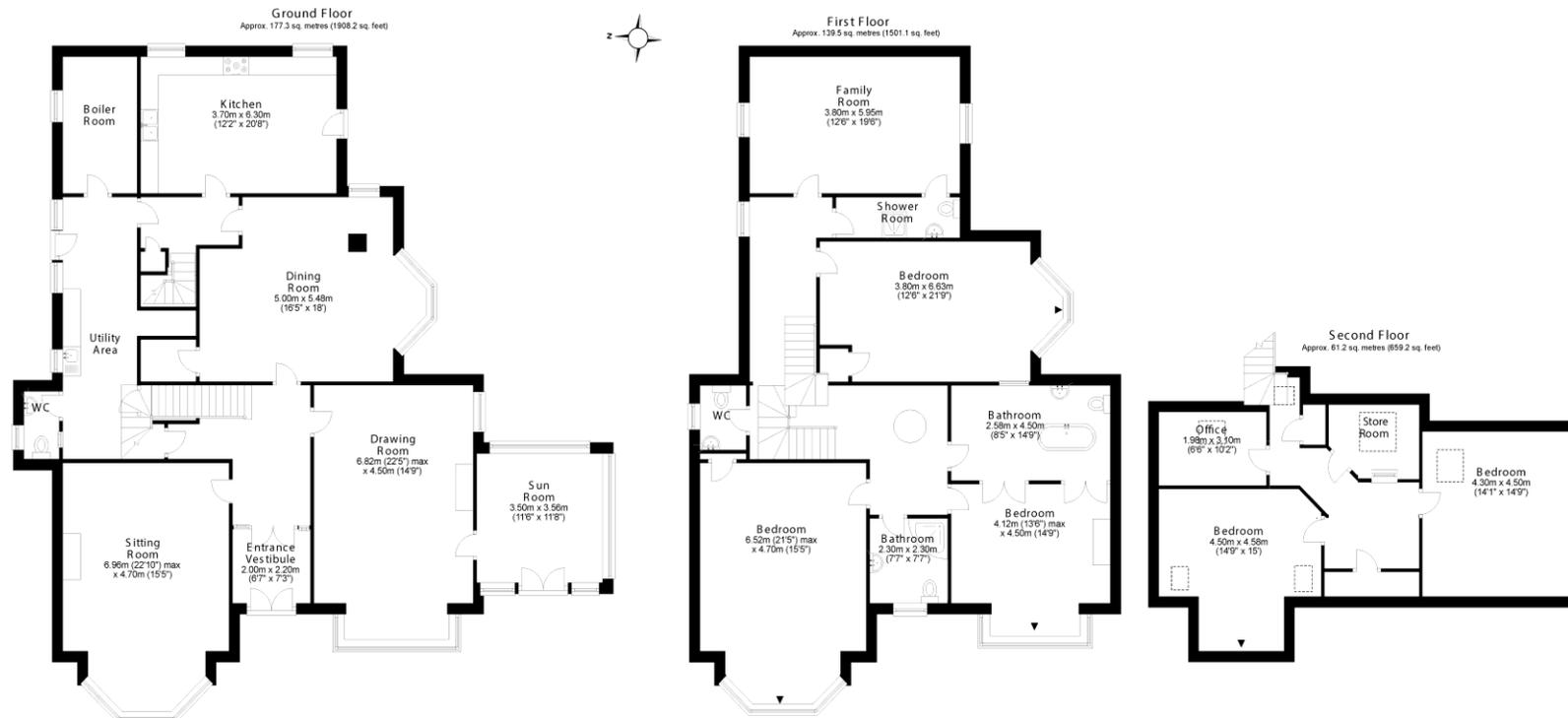
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office. Telephone: +44 (0) 141 222 5875.





Burbrae, 2 The Clachan
Total area: approx. 378.0 sq. metres (4068.5 sq. feet)
For identification only. Not to scale. copyright JPI Ltd/Gross Internal Area (approx)



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