



Charming refurbished detached chalet villa

Lismore, Balmaha, G63 0JQ



Balmaha Shore - Not visible from property



Balmaha Shore - Not visible from property



Entrance vestibule • Open plan sitting room and dining area • Kitchen • Conservatory • Downstairs bedroom with en suite shower room • 3 further bedrooms (2 with en suites) • Gardens • Shed

Drymen – 4 miles
Glasgow city centre – 22 miles
Glasgow Airport – 26 miles
Stirling – 26 miles

Situation

Lismore is set within the picturesque village of Balmaha which is situated at the foot of Conic Hill and is a popular tourist destination providing a welcome stop for walkers travelling the West Highland Way. There is a local pub, shop and boatyard. The property is surrounded by carefully tended mature gardens and is located close to the southeast bank of Loch Lomond within Scotland's first national park, the Loch Lomond and Trossachs National Park. The area was given full operational National Park status and opened by the Princess Royal in July 2002 and encompasses an area of around 730 square miles and includes some of Britain's most spectacular scenery.

Four miles to the east of Balmaha is Drymen which provides a wider selection of local shops and services including a primary school. Balmaha is set in open countryside but easily accessible for Glasgow city centre.

Opportunities for outdoor recreation abound with all the attractions of Loch Lomond and the Queen Elizabeth Forest Park on the doorstep. The loch is well known for excellent water sports facilities including sailing and water skiing. The internationally renowned Loch Lomond Golf Club and Loch Lomond Golf Course is on the opposite side of the loch.

Description

Lismore is a timber clad chalet style villa built circa 1955 and recently refurbished by the present owners including a re-slatted roof. The accommodation comprises an entrance vestibule with double glazed picture window to the front and a welcoming reception hallway with sanded tongue and groove wood flooring. There is a ground floor shower room with luxury suite, open plan L shaped living space with sitting room and large dining room off with log burner at focal point. The dining area has a bi-folding door which leads to the beautiful conservatory that overlooks the rear garden.







The kitchen has a fine range of base and wall mounted units with island unit and co-ordinating worktops and built in appliances. The ground floor accommodation is completed by a double bedroom with window aspect to the front. On the first floor there are three additional bedrooms, two of which have en suite shower rooms.

The gardens surrounding Lismore are mature and mainly lawned with a wide variety of shrubs and there is also a shed and hedge surround.

Directions

Travelling north out of Glasgow, proceed through Bearsden. Continue north along Drymen Road and turn right onto the A809 signposted Drymen. Continue into the village of Drymen and turn left at the village centre onto the B837. Proceed through the village of Milton of Buchanan. On entering Balmaha continue along the B837 with Lismore on the left hand side.

Services

Lismore has a biomass heating system with biomass boiler which has an RHI grant remaining. The system is located in the shed to the front of the property with stainless steel hopper which uses wood pellets.

Local authority

Stirling Council
Band F

Energy Performance

Band 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.



Lismore, Balmaha

Total gross area (approx.) 152.0 sq. metres (1635.8 sq. feet)



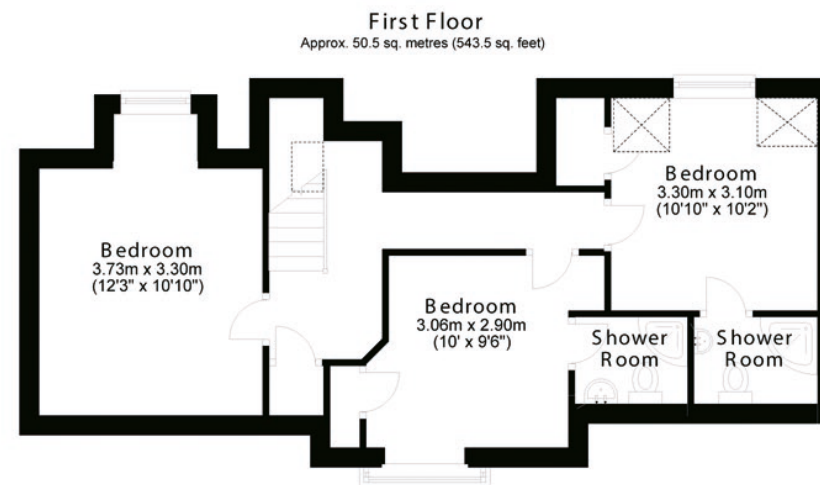
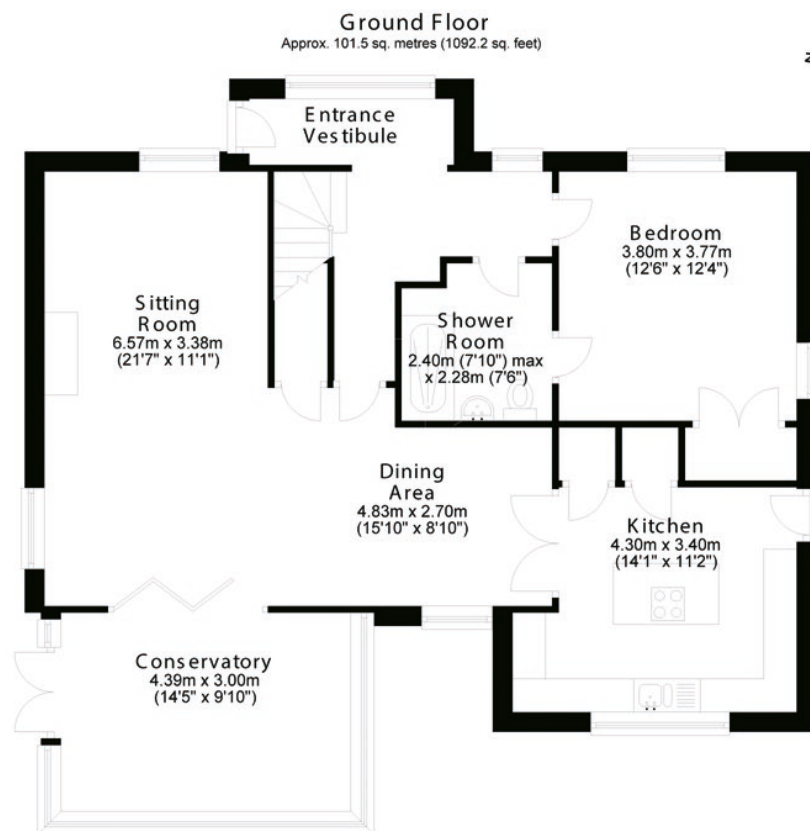
savills

savills.co.uk

Savills Glasgow

0141 222 5875

glasgow@savills.com



For identification only. Not to scale. © 200108LW

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

