

THE OLD POLICE HOUSE

12 MAIN STREET, FINTRY



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4 | BEDROOMS 2 | BATHROOMS 1 | WC 4 | PUBLIC ROOMS

Set in the heart of the village, on Fintry's picturesque Main Street, this substantial, detached, family home offers circa. 2448 square feet of accommodation, with a versatile 8/9 apartment layout. The property will be an ideal venue for any growing family and for clients requiring home working space.

From first glance on Main Street, you would miss the extensive and beautifully landscaped rear grounds, which, as a centrepiece, has a large pond, brimming with nature. There are also landscaped seating areas and lawn and patio areas, all of which are ideal for entertaining. The grounds also come complete with a polytunnel and storage sheds.

There is a substantial driveway, providing off-street parking, and an impressive detached double garage, with power and light installed, along with a generous workshop, located to the rear. The front garden is bounded by a stonedyke wall.

The accommodation on offer extends to:

Ground Floor Accomodation

- Reception hallway, with storage
- Bay windowed living room, with log burner
- Well proportioned family room, with picture window formation, looking over the rear grounds, and French doors leading out to a patio
- Modern fitted kitchen, with integrated appliances and separate open plan family dining area
- Utility room, with shower
- Downstairs cloakroom
- Home office/study, which could be utilised as a fifth bedroom, as required

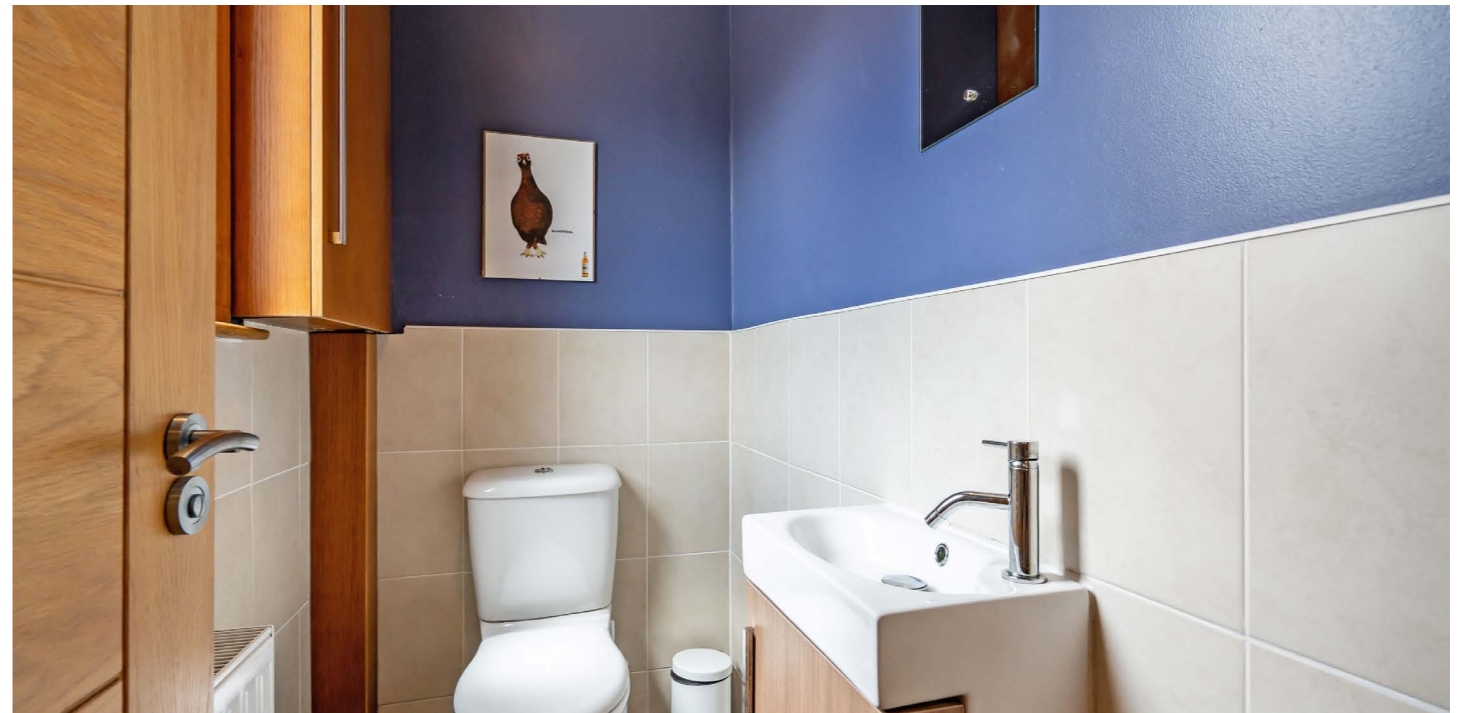
Floor 2

- Large upper landing, with storage area
- Four, well proportioned, bedrooms
- Playroom/store room, located off bedroom 4
- Four piece family bathroom, with attractive tiling
- Substantial loft store room, with power and light installed
- Gas central heating (LPG) & double glazing throughout



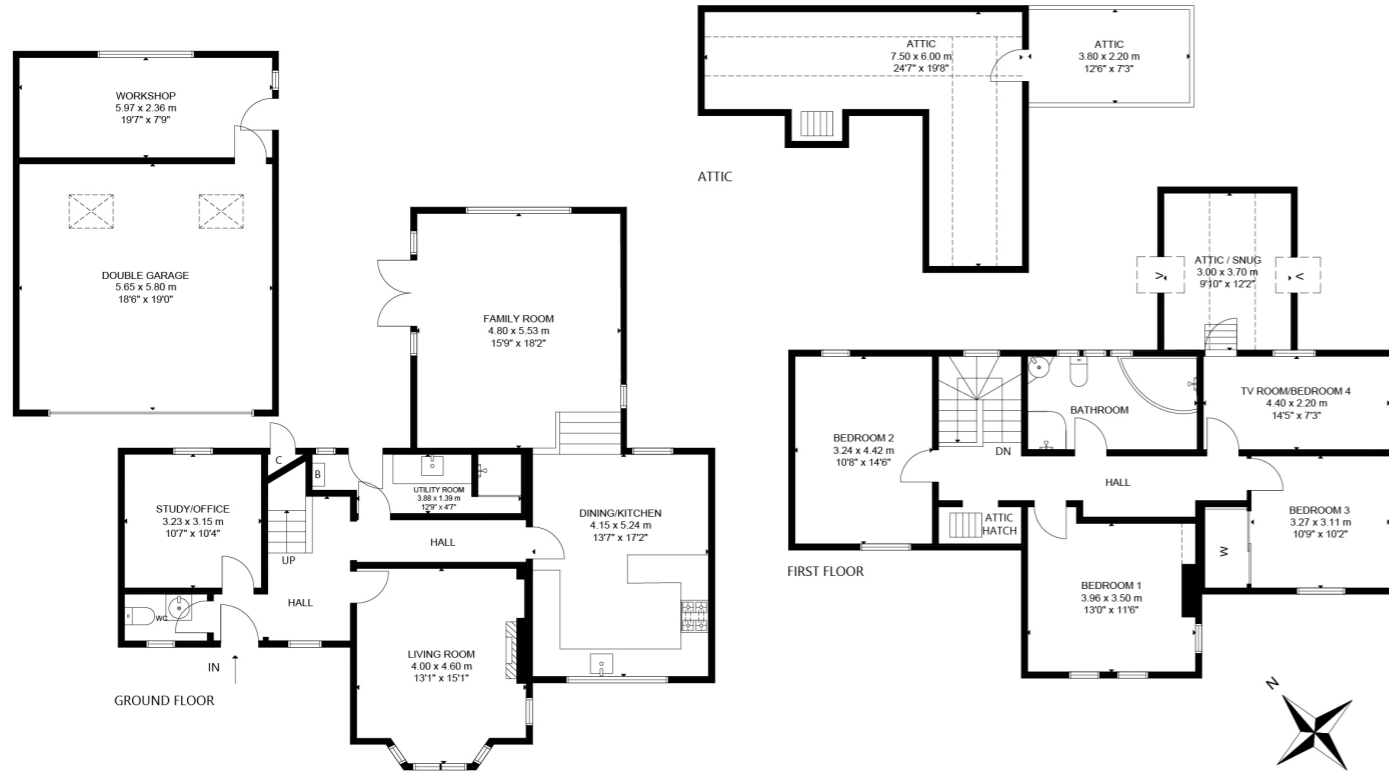












Local Area

Fintry sits at the foothills of the Fintry Hills and the Campsie Fells. It is approximately five miles east of Killearn and Balfron and is one of the first communities in Scotland moving towards energy self-sufficiency through the Fintry Development Trust, a charitable enterprise established to reduce energy consumption within the village. The village has a strong sense of community and an excellent local primary school, with secondary provision at Balfron High School. There is a sports centre, providing a gym, bowling, rugby, squash and other sports, with bar and small shop. The Endrick Water runs through its centre and the surrounding countryside, where local walks can be enjoyed, is stunning. Despite the tranquillity of its rural idyll, the city of Glasgow and Edinburgh can be reached within 40 minutes and an hour, respectively, by car and Stirling, within half an hour.

BD3272 | Sat Nav: 12 Main Street, Fintry, G63 OXB

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





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