



BLANEFIELD

CRAIGENBRAC, 8 GLASGOW ROAD



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3 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

Boasting a large, mature, corner plot with Southerly aspects and with a fantastic backdrop of the Campsie Fells, this charming 1940s detached villa will appeal to a wide range of clients looking to establish themselves within this extremely popular Stirlingshire village. Owing to the generosity of the plot, there is excellent scope for substantial rear and side extension, subject to the necessary planning permissions.

The expansive mature gardens are well stocked and maintained and boast southerly aspects and magnificent, open country views. There is a large driveway, providing off-street parking for numerous vehicles, along with two garages.

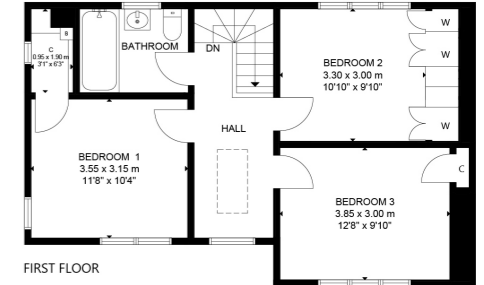
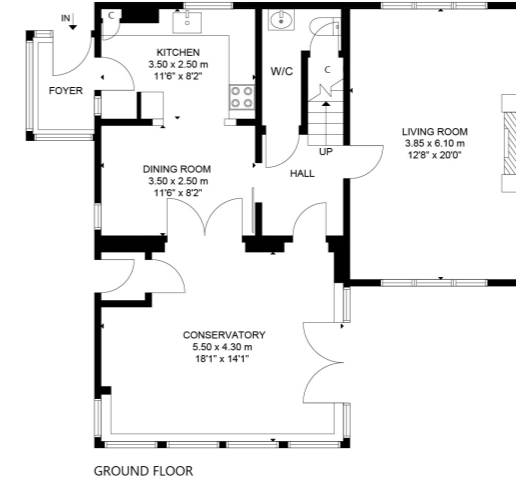
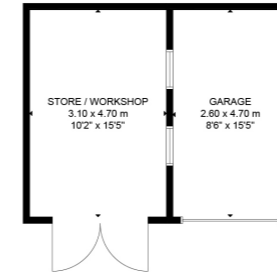
The accommodation on offer extends to:

- Entrance foyer
- Living room, with triple aspects and open fire
- Substantial sun room/conservatory, again, with triple aspects and doors to the garden
- Dining room, which is semi open plan to the kitchen
- Downstairs WC
- Three well proportioned, double size, bedrooms, all of which offer fitted storage
- Family bathroom, featuring original period Vitrolite tiling
- Gas central heating









Local Area

The property is located in the heart of the village and is well placed for its sought after primary school. Secondary education is at the highly acclaimed Balfon High, to which a bus service is laid on.

The home is also ideally located within close proximity to all of the local amenities on offer including a GP practice / health centre, Kirkhouse Inn, Premier convenience store, Co-Op, Schooling and a number of other independent stores. For clients who enjoy the outdoors, the villages are located in the foot hills of the Campsie Fells and there are many pleasant walks to be enjoyed, especially at nearby Loch Ardinging and Mugdock Country Park. There is also excellent access to The West Highland Way.

A wider range of local amenities can be sought circa. 4/5 miles away in Milngavie, to which there is an excellent bus service. Milngavie's pedestrianised town centre provides a wider selection of facilities and services, including banks, Post Office, delicatessens, restaurants, Tesco, Marks & Spencer's Food Hall and Waitrose.

Leisure pursuits include a choice of sports centres/gyms, including Allander Sports centre, Nuffield Health Fitness & Wellbeing Gym, tennis and bowling clubs and an array of reputable golf clubs.

Milngavie train station offers frequent trains to Glasgow's West End and City Centre, along with a direct service to Edinburgh.

BD3321 | Sat Nav: Craigenbrac, 8 Glasgow Road, Blanefield, G63 9BP

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



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