



COLDRACH GHYLL

COLDRACH LANE, DRYMEN



c o r u m

www.corumproperty.co.uk



COLDRACH GHYLL, COLDRACH LANE, DRYMEN

5 | BEDROOMS 3 | BATHROOMS 3 | PUBLIC ROOMS

Situated on an elevated, prominent plot, overlooking the village, Loch Lomond and the surrounding National Park, this is a wonderful opportunity to acquire a substantial detached country home, sitting within substantial grounds, which incorporates formal gardens, woodland and burn.

The flexible eight apartment layout of accommodation is formed over two floors and extends to circa. 2801 square feet. For clients looking to create independent living space for grandparents, scope exists to do this within the ground floor accommodation, subject to the necessary planning permission.

The property has the added benefits of a substantial detached garage, with storage area above, and an abundance of driveway parking.

Situated just outside the village, on an exclusive row of detached homes, the property enjoys good privacy balanced with easy access to the thriving village of Drymen, which offers great day-to-day shops, restaurants and village pub.

Primary education can be found at the highly regarded village primary school and secondary education is at the revered Balfron High School, to which a bus service operates.

The property has oil central heating and double glazing.

The accommodation on offer extends to:

Downstairs accommodation

- Entrance vestibule
- Welcoming reception hallway, with coat hanging space and under stair storage
- Impressive living room with triple aspects, log burning stove
- Feature bay windowed sitting area, located off the main living room, with fine views to open countryside
- Substantial kitchen, with breakfast bar and separate family dining area
- Utility/boot room with underfloor heating and door to garden
- Formal dining room, with doors out to an enclosed terrace
- Bay windowed family room, which could also be utilised as a home office or further bedroom
- Downstairs bedroom, with attractive shower room adjacent, ideal for guests and grandparents

Upstairs accommodation

- Large, bright upper landing, with space for a home office/study area
- Master bedroom, with dual aspects and two sets of fitted wardrobes
- En-suite shower room
- Three further well proportioned bedrooms, two of which have two sets of fitted wardrobes
- Attractive four piece family bathroom

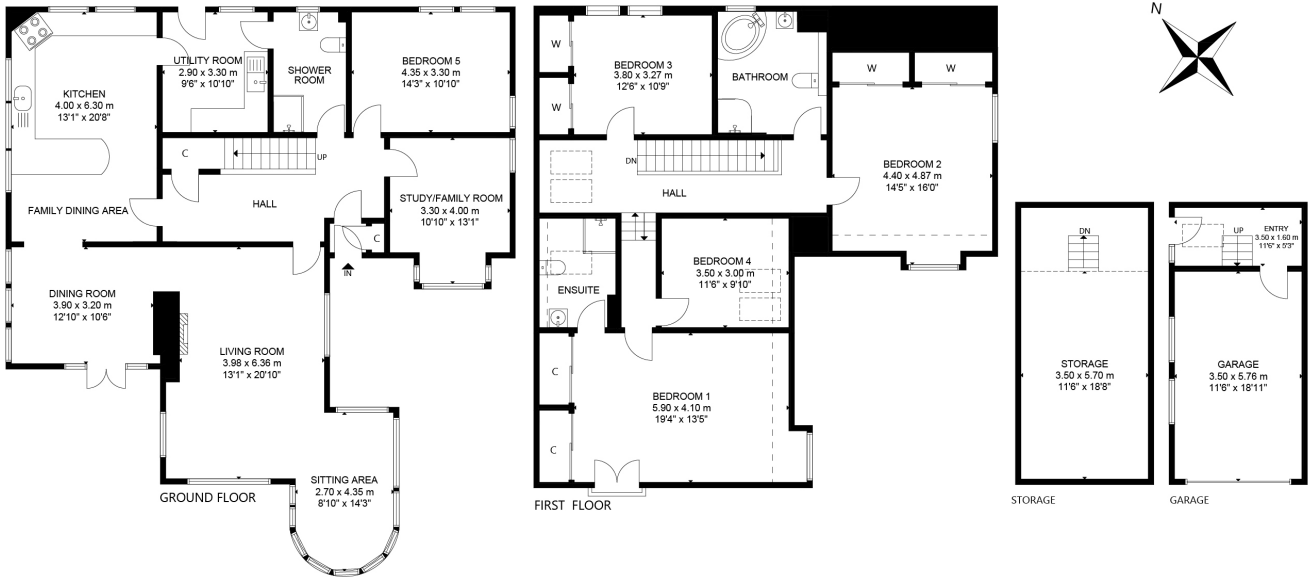












Local Area

The area offers a wealth of outdoor activities including walking, hill walking, cycling, golf, tennis, fishing, horse riding, and a Spa and leisure facility at a local hotel. Loch Lomond, just 4 miles away, is the ideal environment for the sailing and water sports enthusiasts. The village itself boasts a plethora of interesting clubs and societies. Drymen is positioned in the Loch Lomond and Trossach's National Park and is the gateway to the east side of Loch Lomond. Drymen is a charming and picturesque village, built around a village square, with a handful of small shops, hotels and a historic village pub. There is an excellent primary school available in and close to the village and an excellent secondary education is available at Balfron High School; a short bus ride from Drymen. There is a post office, village shops, health centre, library and bank.

BD3327 | Sat Nav: Coldrach Ghyll, Coldrach Lane, Drymen, G63 0EB

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





WE'RE **SOLD** ON YOUR FUTURE

Corum Bearsden
4 Canniesburn Toll, Bearsden G61 2QU

Tel: 0141 942 5888
Fax: 0141 943 2288
Email: sales@corumproperty.co.uk

www.corumproperty.co.uk

