

# MANSE BRAE

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BALDERNOCK



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# MANSE BRAE

BALDERNOCK









4 | BEDROOMS  
3 | BATHROOMS  
3 | PUBLIC ROOMS

**Manse Brae is a substantial stone built country home set in circa one acre of beautiful, established mature gardens surrounded by farmland.**

The generous family accommodation extends to around 3800 sq. ft. and retains a wealth of original Edwardian features including ceiling cornice, sweeping stone staircase, working shutters, fireplaces and oak and mahogany wood finishes.

The current owners of some 15 years have furnished the property in keeping with the period as well as having modern finishes.

There is a wonderful feature covered courtyard. Outside, to the rear and side, there is a secluded patio, surrounded by potted shrubs and plants - this area catches the sun for most of the day giving an ideal outside space for relaxing and entertaining. Stone stairs off the patio area provide one of the access routes to the 6-car gravelled and beech-hedge screened car park that is shared with the neighbouring property.

Overall, the lawned gardens extend to about 2/3rds of an acre with a number of mature trees and shrubs, the rear garden being especially large with Southerly aspects.

To the front, the garden is mainly laid to lawn and is screened by mature rhododendron, holly, hedging and shrubs, with a timber shed/ workshop set to one side under the canopy of a mature copper beech tree.













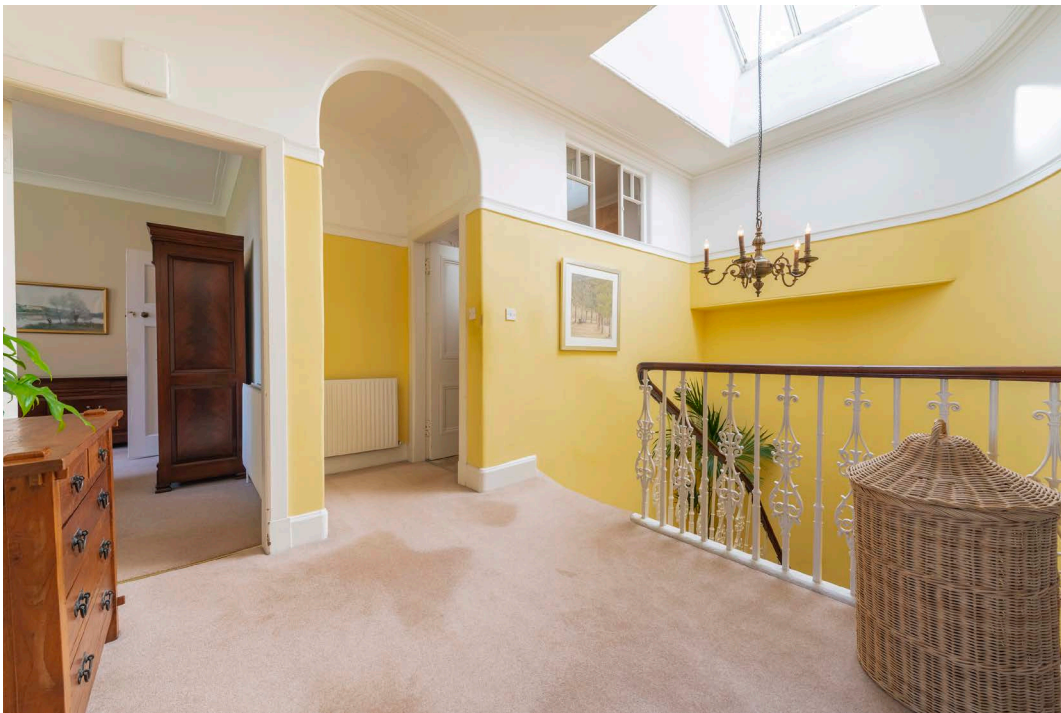




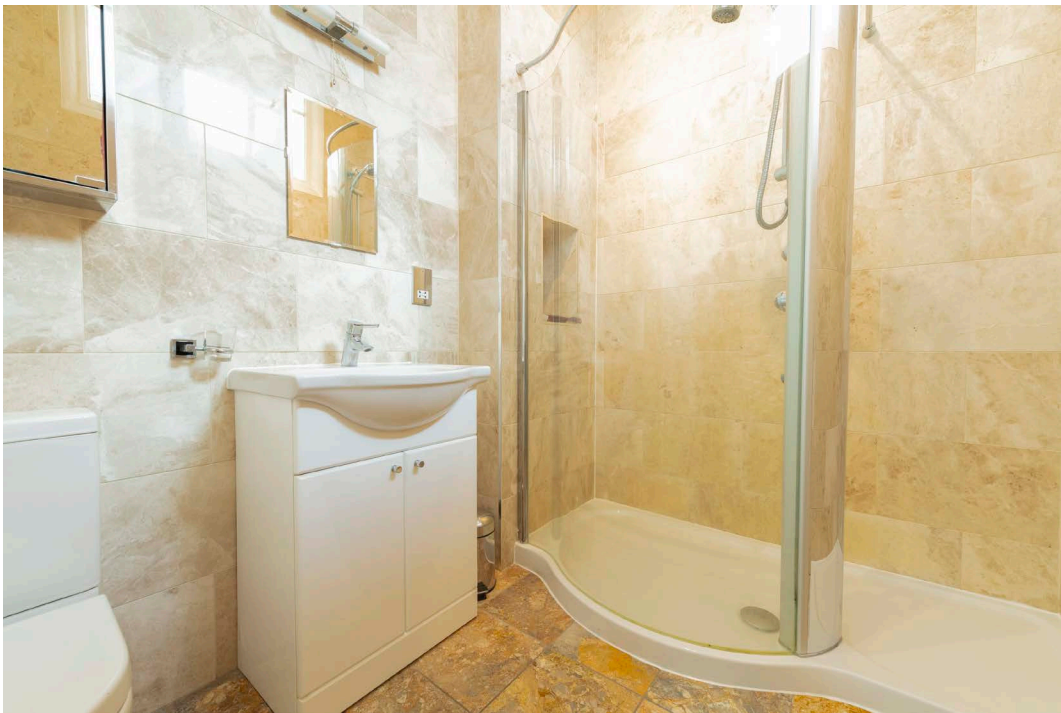
















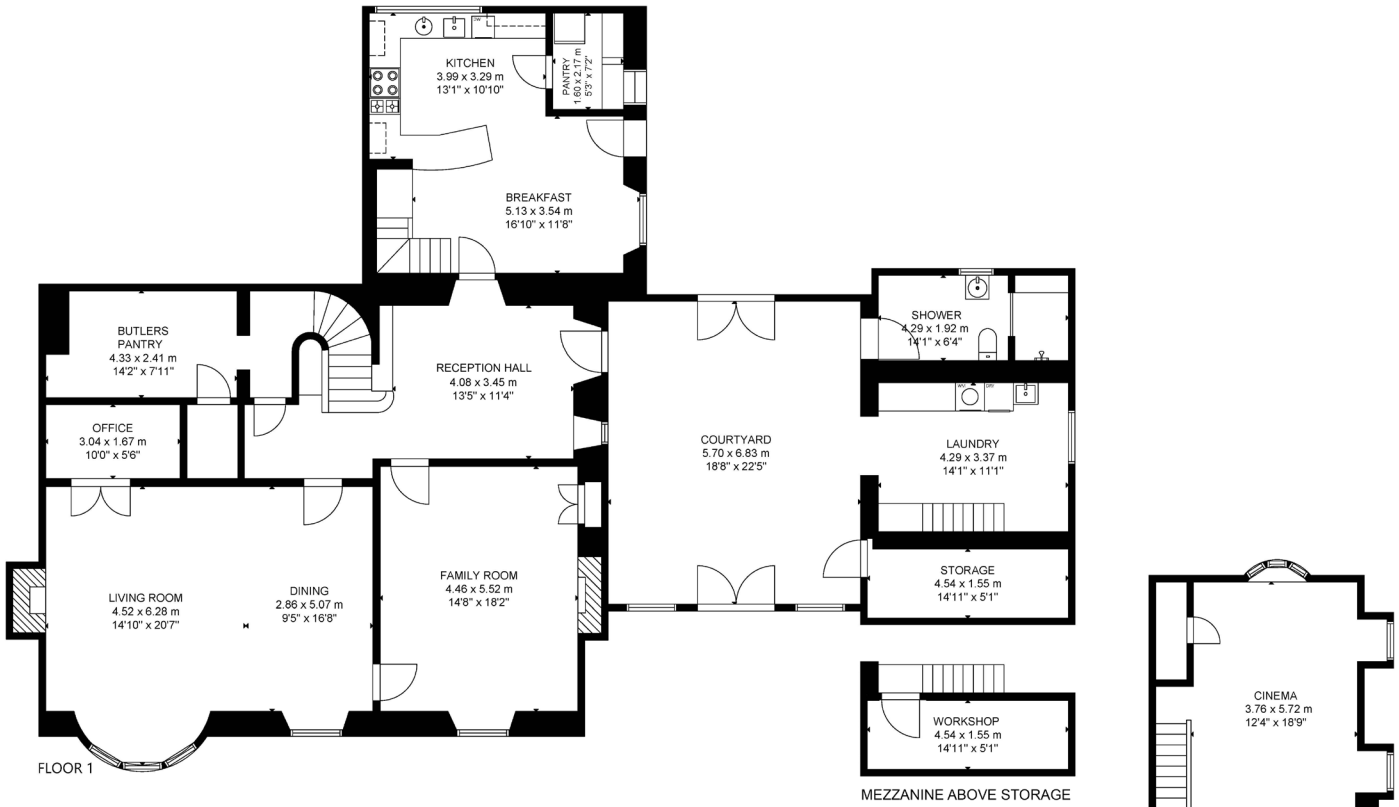






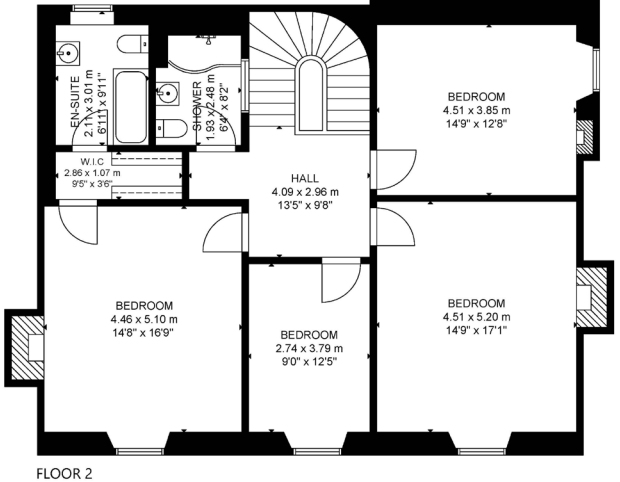






### Local Area

The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, delicatessens, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further recreational 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 is home to the starting point of The West Highland Way with further walking and cycling trails close at hand in nearby Mugdock Country Park and around the Allander and Craigmaddie Reservoirs. Milngavie train station offers frequent trains to Glasgow's West End and City Centre, along with a direct service to Edinburgh.



**BD3413** | Sat Nav: Manse Brae, Baldernock, G62 6HA

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









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