



SHIRGARTON COTTAGE

FORE ROAD, KIPPEN

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A truly charming, and beautifully presented detached cottage located within the picturesque village of Kippen. This wonderful four-bedroom family home delivers an abundance of character and charisma, superb and extremely well-maintained gardens, and wonderful views.

Situated on a quiet private road, the accommodation comprises; entrance vestibule into welcoming hallway, to the right there is a charming and generously proportioned lounge featuring a fireplace with wood burning stove, which leads through to a separate internal hall that accesses a fourth bedroom, separate WC and storage cupboard. To the left of the reception hall, there is a beautifully appointed dining sized kitchen with bespoke handmade Scottish elm worktops and island, through to additional family and dining room with sliding bi fold doors out to the garden, and utility/'boot' room with access out to the garden completes the lower accommodation. Stairs lead up to the first-floor hall where there are three good sized bedrooms, all with fitted wardrobes, the principal bedroom boasting ensuite shower room and wonderful balcony with beautiful views over the countryside, and bedroom two with Parisienne balcony overlooking the garden.

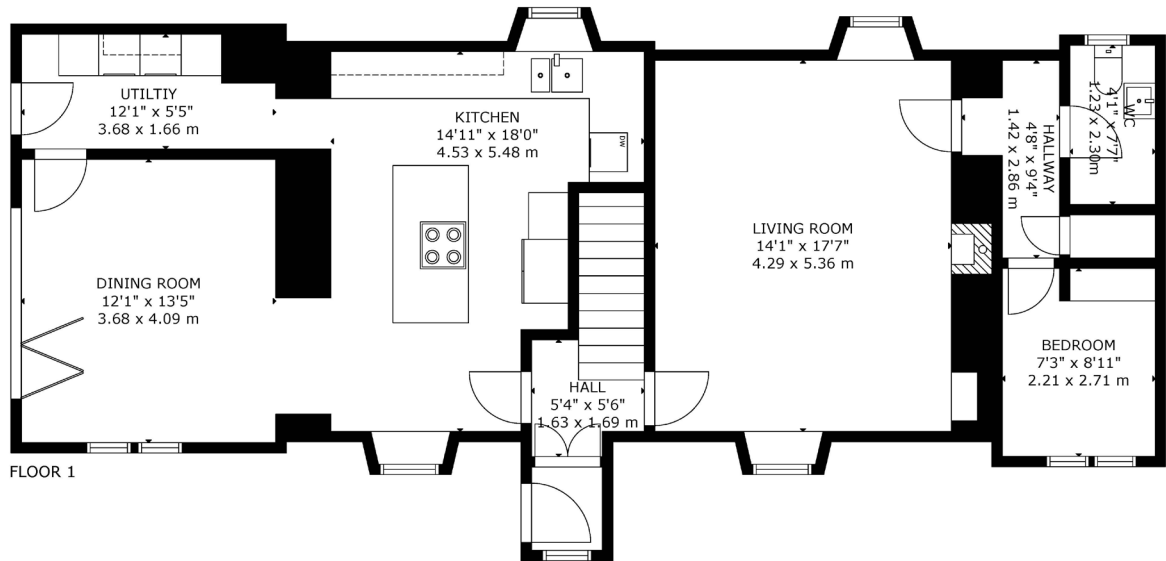
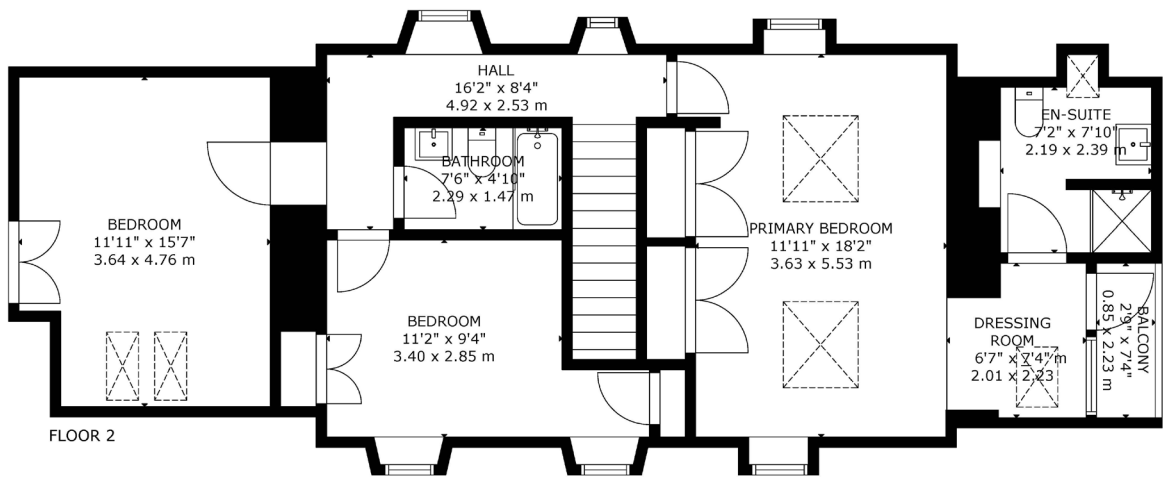
The property is further enhanced by double glazing,

Externally the gardens are beautifully presented and comprise gravelled area, patio, lawn sections, pond and mature beds and borders.









Kippen is a sought after residential village and is located between Stirling and Loch Lomond, just off the A811 and commands enviable views over some of Scotland's finest scenery. Kippen and the nearby Kippen Muir are steeped in history. There are a number of walks around the village, through Burnside Wood, into glens, down to Loch Laggan and up the Gargunnoch Hills. The motorway network is only a few miles to the east, with the M80 giving access to Glasgow and the M9 to Edinburgh. Glasgow can also be easily reached via the A81 through Strathblane and Milngavie.

BD3620 | Sat Nav: Shirgarton Cottage, Fore Road, Kippen, FK8 3DT

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



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Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk