



BAIKAL

THE SQUARE, KILLEARN

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6 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

'Baikal' is an impressive six bedroom detached family home of circa 2677sqft nestling in beautiful mature gardens and set in one of Killearn's most revered locations.

The property is accessed via a private lane through security controlled electric gates providing added security and privacy.

The spacious and flexible accommodation extends to: porch leading to a large and welcoming reception hallway with attractive hardwood flooring and main staircase to the upper level, formal lounge featuring a fireplace with direct access to the sun room offering stunning views, good sized dining room, fully fitted kitchen with utility and separate pantry off. There are three spacious bedrooms on the ground floor, two with en suites and a family bathroom which completes the downstairs accommodation. The staircase leads to the level gallery study, both by Neville Johnson. There are a further three bedrooms and a separate bathroom, all with lovely views of the countryside.

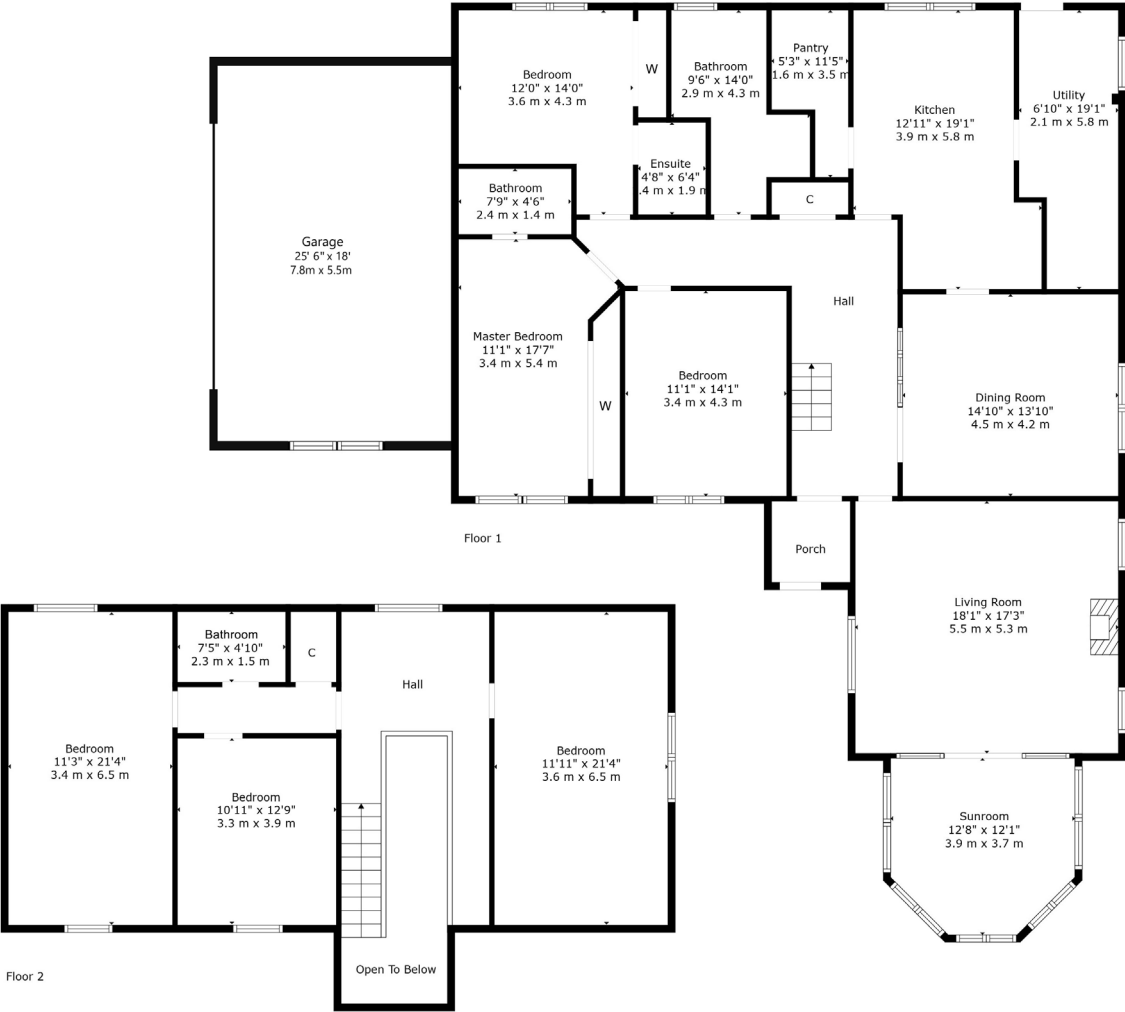
Externally the garden grounds are a significant feature of the property of circa 1 acre, centering around extensive well-tended lawns, driveway, patio area and double garage.

The property is beautifully presented throughout in a fabulous location with both delightful country views and plentiful local amenities.









Killlearn remains one of the most attractive and sought after villages in Stirlingshire in which to reside. It has a great range of local services, including an excellent village primary school, with secondary at the renowned Balforn High in the neighbouring village of Balforn – to which a bus service is laid on.

Living in Killlearn is a lifestyle choice, it has a very close knit community. The village hosts a Co-Op store, delicatessen, a choice of coffee houses and The Old Mill Inn a lovely local pub. There is also a Tennis Club in the village and golf courses can be found in the nearby villages of Balforn and Drymen. Surrounded by some beautiful countryside on the fringe of the Loch Lomond & Trossachs National Park and sits quietly at the foothills of the Campsie Fells.

BD3725 | Sat Nav: Baikal, The Square, Killlearn, G63 9NG

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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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