



**9 CATTERMILLS**  
CROFTAMIE

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

Forming part of a small, exclusive, enclave, just minutes from Drymen, this substantial and recently upgraded four bedroom detached family home offers a compelling blend of countryside tranquillity and modern convenience. Enjoying a peaceful semi-rural setting, "Cattermills" sits within the catchment area for the highly regarded Balforn High School and is ideally placed for commuting to both Glasgow and Stirling.

Generously proportioned across two levels and designed with family life in mind, the property delivers over 1,600 sq. ft. of versatile living space. A welcoming entrance hall opens into a broad central hallway, with storage and WC off. A generous living room features an exposed brick inglenook fireplace, with gas stove, and connects, through French doors, to a bright conservatory, with doors opening directly onto a suntrap monoblock patio. There is a wonderfully bright and spacious open plan dining room and newly installed and superbly equipped modern kitchen, which is both practical and stylish, fitted with a range of units and integrated appliances, all centred around a sociable breakfast bar. Access is provided out to the side of the property and the driveway directly from the kitchen.

Upstairs, the spacious principal bedroom features a walk in dressing room and a newly upgraded modern en-suite shower room. Three further good sized bedrooms share a contemporary and upgraded family bathroom.

The home benefits from full double glazing and gas central heating, operating via a combi boiler, ensuring warmth and efficiency throughout.

Externally, the home sits on a large plot, with a broad driveway offering ample parking for multiple vehicles. A substantial detached double garage (20 ft. x 20 ft.) provides power and lighting and can easily house two vehicles.

Offering the ideal balance of privacy, practicality and character, this is a superb home for families seeking space and a well-connected, peaceful and semi rural location.













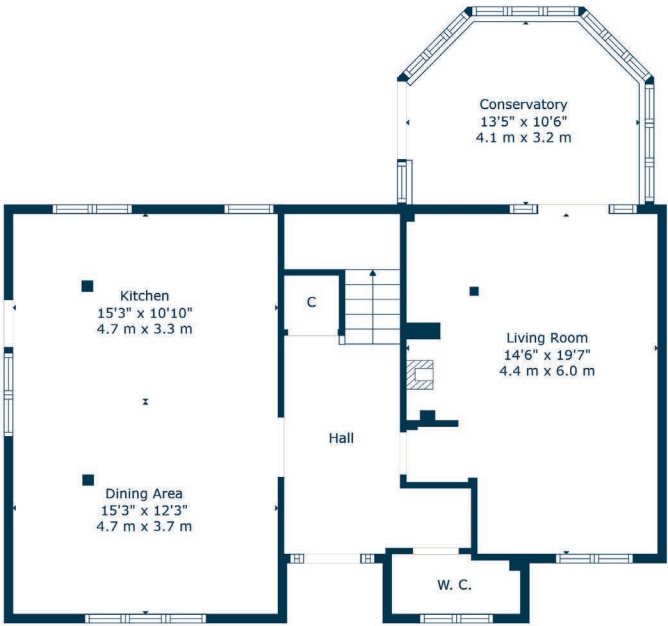




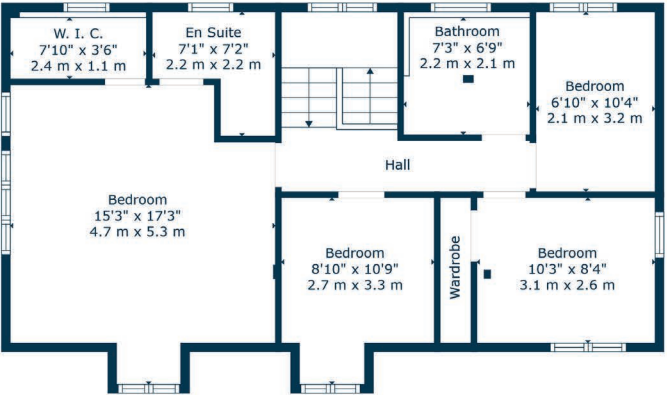








Floor 1



Floor 2



Croftamie is a picturesque Stirlingshire village, neighbouring the popular villages of Gartocharn and Drymen, where a number of local shops and facilities can be found, including convenience stores, post office, doctors, dentists, village halls and sporting pursuits. Croftamie village falls within the catchment area for the popular Drymen Primary School and the sought after Balfron High School. Loch Lomond is only a short drive, where a wealth of outdoor and on water pursuits can be enjoyed. The nearest railway stations can be found at Balloch and Milngavie. The village is approximately 35 minutes from Glasgow City Centre and Glasgow Airport. In the other direction, Stirling is approximately 30 minutes away, with the main motorway network easily accessible.

**BD3852** | Sat Nav: 9 Cattermills, Croftamie, G63 0BB

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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](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)