



**55 DUMBROCK ROAD**  
STRATHBLANE

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This superbly presented and upgraded end-terrace villa enjoys fantastic views from an enviable position, within the heart of the village. Boasting walk-in accommodation, wood burning stove and lovely rear gardens, the property offers a great opportunity to acquire a thoughtfully designed home, in a picturesque, well-connected, village setting.**

The specification includes:- gas central heating and double glazing throughout. Externally, there is a good-sized mono bloc drive to the front, providing off street parking for two vehicles.

Internally, the accommodation comprises:- entrance hallway leading to a spacious lounge and dining room, with outstanding views and central fireplace, featuring a wood burning stove. There is an impressive fully refitted kitchen, with a range of storage units and direct access to a beautifully presented, tiered rear garden - an ideal spot for outdoor dining and entertaining.

Upstairs, there are two well-proportioned double bedrooms and a well appointed modern bathroom.

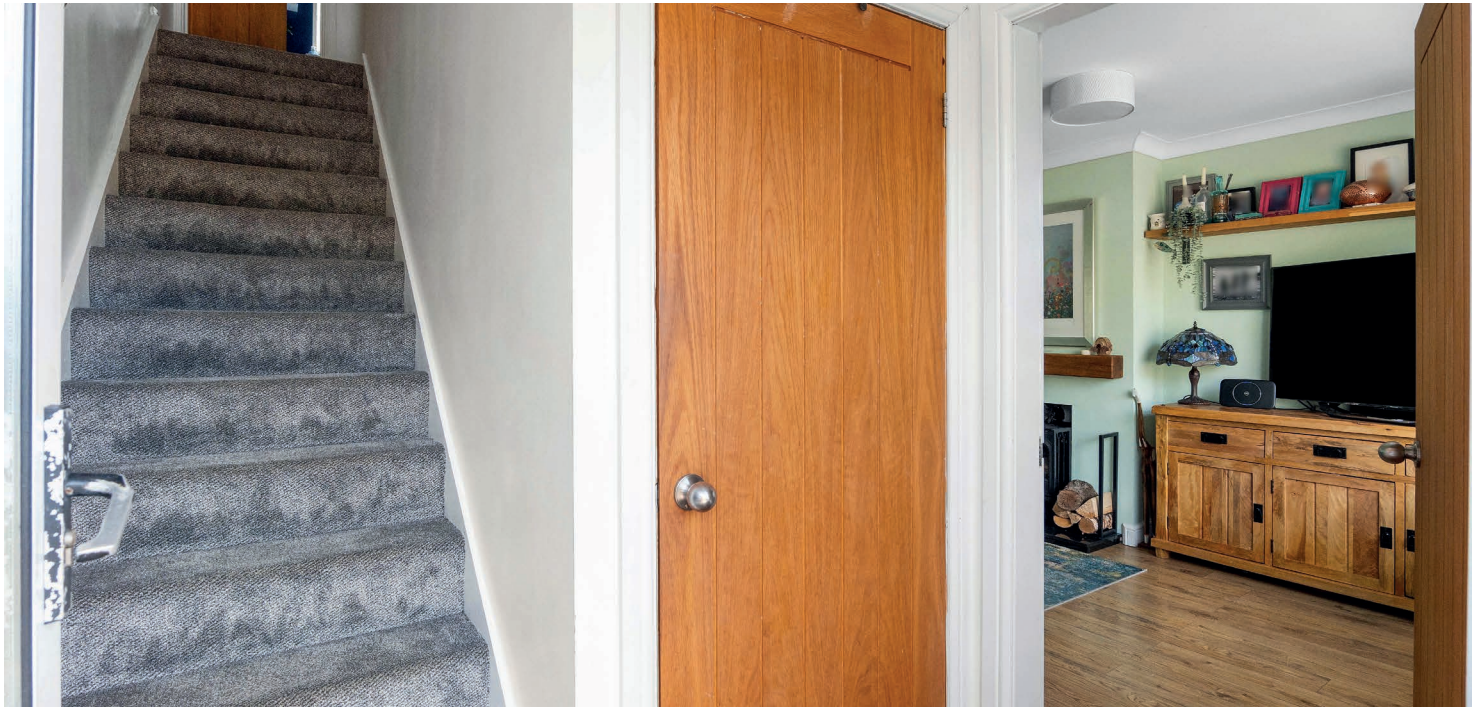
The location is particularly attractive for families and those seeking village life, with excellent amenities close at hand. The village centre is easily accessible on foot, with local shops, a delicatessen, playpark and the well-loved Kirkhouse Inn all nearby. A flat, scenic railway path, provides a peaceful walking or cycling route to local facilities. Secondary schooling is available in Balfron, while Milngavie and Bearsden, just 10 minutes away by car, offer frequent rail links to Glasgow and beyond.

A rare opportunity to acquire a thoughtfully upgraded home, in a picturesque, well-connected village setting.





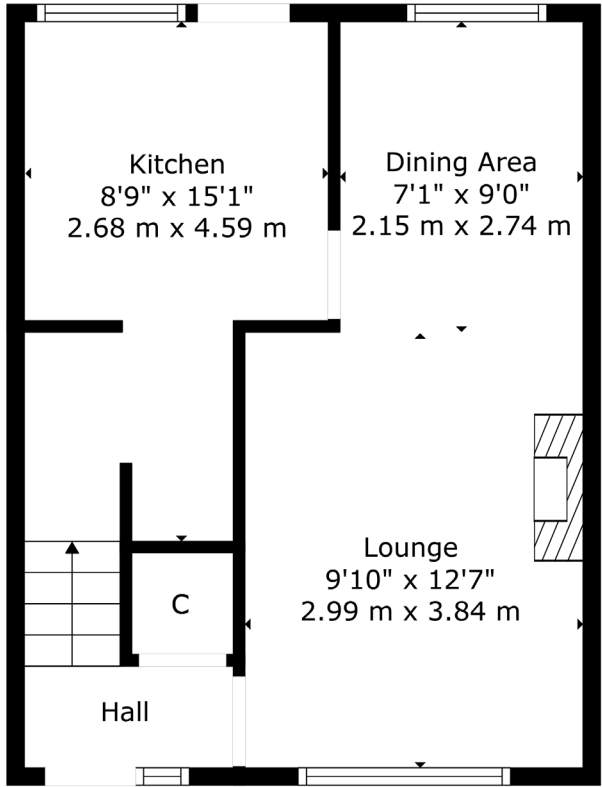




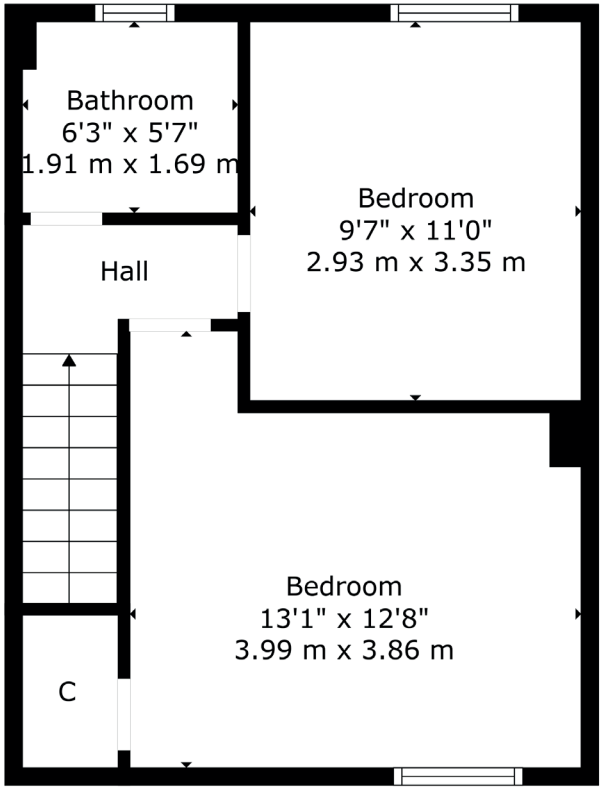








Ground Floor



1st Floor

The villages of Strathblane and Blanefield are well served by local amenities. The village itself offers an excellent range of amenities including a GP practice / health centre, restaurants, hotels and village pub. There is a Spar, Co-Op, and a number of other independent stores. For clients who enjoy the outdoors, the villages are located in the foot hills of the Campsie Fells and there are many pleasant walks to be enjoyed, especially at nearby Mugdock Country Park. There is also excellent access to The West Highland Way.

**BD3873** | Sat Nav: 55 Dumbrock Road, Strathblane, G63 9DG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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