



SETON HOUSE
CROFTAMIE

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5 | BEDROOMS 3 | BATHROOMS 4 | PUBLIC ROOMS

Set within the peaceful surroundings of Croftamie village, in the Loch Lomond and Trossachs national park, 'Seton House' is a substantial and impressively extended detached villa of around 3,100 square feet. The property enjoys a particularly tranquil setting, with expansive, south-facing gardens, and offers a highly flexible internal layout that will appeal to a variety of buyers, including families, those with multi-generational needs or those seeking a home working environment. Having the benefit of country living, a short distance from the loch, the property further benefits from good road links to Glasgow, Stirling, Balloch and Killearn and is in the catchment for Drymen Primary and Balforn High School.

The property itself is tucked away, boasting a slightly elevated position and offering a great sense of privacy. Arriving at the rear of the property, an initial tarmac drive provides immediate parking, turning space and access to a large double garage, with adjoining workshop below the main property. A monobloc drive then leads up the side of the property, through the garden grounds, to additional parking, garages and workshop, ideal for those requiring extra secure storage or hobby space.

The gardens are a true feature of Seton House. Generously proportioned and benefitting from a south facing orientation, they offer a mix of lawn, mature shrubs, floral beds and a greenhouse, with a block-paved patio, ideal for al fresco dining. Multiple sliding doors provide seamless access from the house to the garden, creating a perfect flow between indoor and outdoor living spaces.

The extensive and highly versatile accommodation comprises, on the main level, entrance vestibule, leading into a broad and bright, welcoming reception hall, wonderfully bright, spacious and well equipped modern kitchen, with a range of base and wall mounted storage units, range cooker, large breakfasting bar and expansive, open plan dining space, featuring patio doors out to the gardens, an extremely spacious main lounge, to the rear of the house, with dual aspect and central wood burning stove, additional large and functional family room, to the front of the home, and five extremely spacious and bright bedrooms, all served by two superbly appointed and stylish bathrooms. From the main hall, there is a secondary internal hallway, which leads to an internal stair, leading down to a spacious lower ground floor, where a series of large, practical rooms, including a basement/laundry area and a utility space are located. Upstairs, there are two spacious additional double bedrooms, both with practical fitted storage, another bright family room and a further WC.

Croftamie is a well-positioned village surrounded by some of Scotland's most spectacular scenery and well-served by outdoor leisure opportunities including nearby walking routes such as the West Highland Way and the John Muir Way. Day-to-day amenities, including a nursery and The But & Ben café/restaurant, are available locally, while more comprehensive services can be found in nearby Drymen, home to shops, restaurants, health services and Drymen Primary School, which feeds into Balforn High School. The village is also well located for commuting to Stirling and Glasgow, both around 30 minutes by car.

Seton House represents a rare opportunity to acquire a home of true scale, quality and potential, in an exceptional rural setting, offering lifestyle flexibility, generous living spaces and impressive garden grounds. in equal measure.







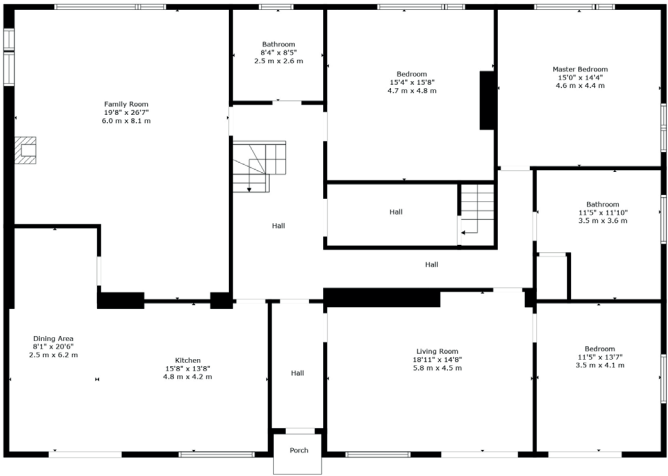








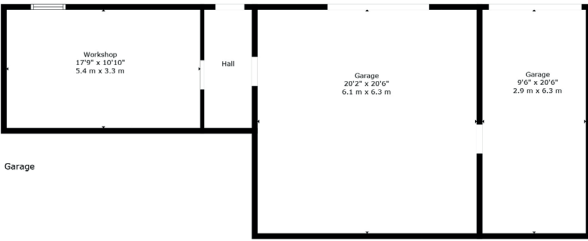




Floor 2



Floor 1



Floor 4

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.

BD3918 | Sat Nav: Seton House, Croftamie, G63 0EZ

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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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