



SOUTH LODGE
AUCHINEDEN, BLANEFIELD

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

South Lodge is a charming and highly adaptable family home, set amidst approximately 0.7 acres of private, mature garden ground, in an idyllic rural setting. The property enjoys a unique balance, beautifully positioned for peace and seclusion, yet only a short distance from a small community of neighbouring homes, ensuring comfort and connection. On the doorstep are Edenmill Café and the John Muir Way, which offers outstanding forestry walks around Burncrooks and Kilmannan Reservoirs. Despite its wonderfully tranquil surroundings, the home is only a fifteen-minute drive to Milngavie and Bearsden, where a full range of supermarkets, shops and services can be found.

The accommodation is immensely charming, spacious and extremely flexible, offering different layout options to suit different buyers and lifestyles.

On the ground floor, a welcoming hallway gives access to a bright, formal dining room, with bay window, wonderful open fire and extremely spacious walk in cupboard off, and a generous living room, with open fire and inset bespoke shelving, linking to a beautiful and substantial conservatory - an ideal year-round living and entertaining space overlooking the gardens. There is a modern fitted kitchen, with adjoining breakfast room, a stylishly appointed bathroom, a large principal double bedroom, with fitted storage and ensuite shower room, and, completing the ground floor, a sizeable utility room, with external access, ensuring practicality for family living.

The first floor provides two further well-proportioned bedrooms, with one enjoying a large walk-in wardrobe and both boasting lovely open views.

Externally, the property sits within 0.7 acres of beautifully landscaped, tree-lined, gardens that provide exceptional privacy and an idyllic setting. A substantial detached garage, with power and light, offers extensive storage or workshop potential, while a generous driveway ensures plentiful off-street parking.

The specification includes a mix of uPVC and timber casement double glazed windows, with some single glazed units. There is an oil fired central heating system, with a Worcester Greenstar boiler. The property boasts fibre broadband connection and mains water connection.

In all, South Lodge is an intriguing and ultimately wonderful home - one that combines a rare rural position with excellent connectivity, a versatile internal layout and beautifully maintained grounds. It is a property that will appeal equally to families seeking space, downsizers drawn to the peaceful location and those looking to enjoy country living, without feeling isolated.





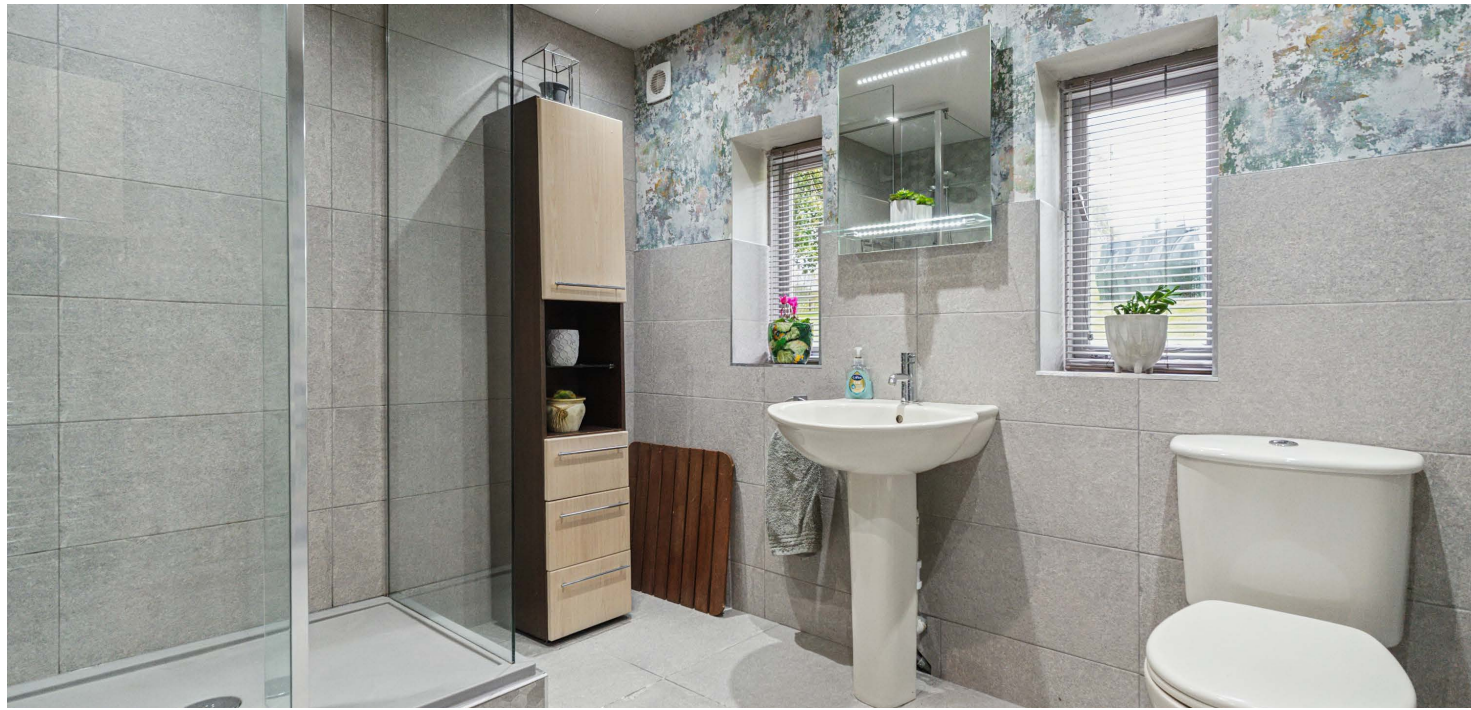


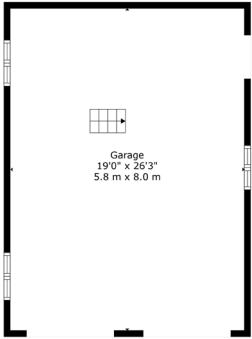




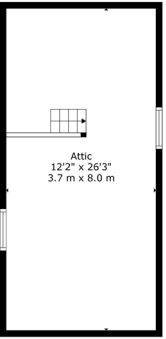




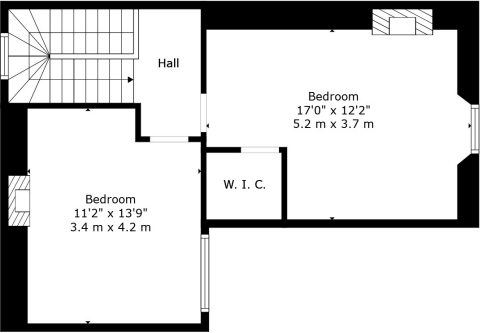




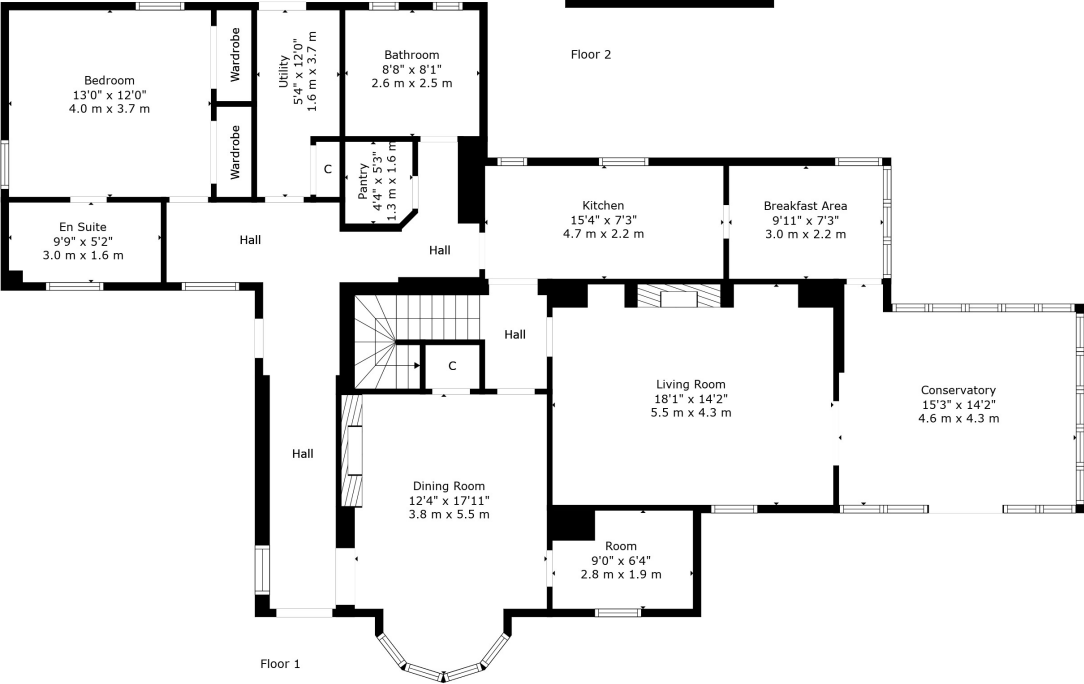
Floor 1



Floor 2



Floor 2



Floor 1

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.

BD3966 | Sat Nav: South Lodge, Auchineden, Blanefield, G63 9AX

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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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