



4 WEST ROW

BLANEFIELD

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Tucked away in a peaceful setting, just off the main street in Blanefield, this delightful upper cottage flat combines traditional charm with an elegant modern specification. Recently refurbished with a stylish eye, the property offers an ideal balance of character and contemporary comfort, further enhanced by gas central heating and double glazing.

Initially accessed via a private external stair, the bright and inviting accommodation comprises:- a welcoming reception hallway, a beautifully proportioned lounge, forming the heart of the home, complete with a multi-fuel stove as its focal point. There is a contemporary kitchen, fitted with a smart range of units and quality finishes, two generous double bedrooms, providing flexible space for a variety of lifestyles, and an impressively refitted bathroom, featuring a modern suite, with over bath shower.

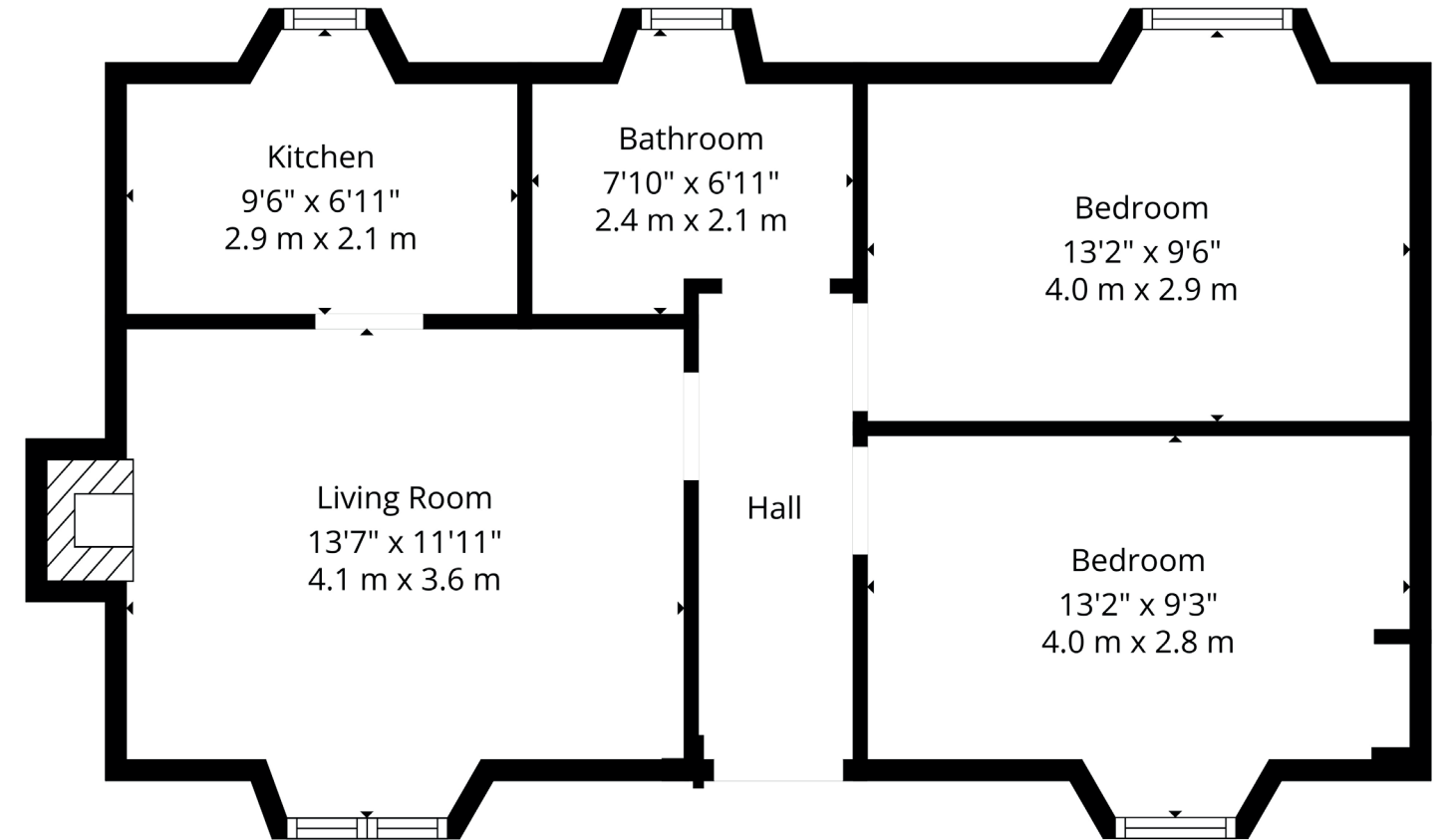
Perfectly suited to first-time buyers, couples or downsizers, the property offers a ready-made home, in one of Stirlingshire's most desirable villages.

Blanefield itself enjoys a vibrant sense of community and provides an excellent range of local amenities, including shops, cafés, restaurants, and traditional village clubs such as tennis and bowling. The surrounding countryside offers a wealth of scenic walking routes, with the West Highland Way close by. For families, the village is served by its own primary school and falls within the catchment for Balfron High. Nearby Milngavie provides additional facilities, including Waitrose, Marks & Spencer, and a train station offering regular services to Glasgow's West End and City Centre.









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 foothills 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.

BD3977 | Sat Nav: 4 West Row, Blanefield, G63 9JA

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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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