



9 BLANE AVENUE
BLANEFIELD

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4 | BEDROOMS

3 | BATHROOMS

1 | PUBLIC ROOM

Set within one of Blane's most sought-after addresses, this exceptionally spacious and flexible semi-detached family home offers a rare combination of privacy, style and versatility. Positioned on the peaceful and child-friendly Blane Avenue, with minimal through traffic, No. 9 is a superbly modernised home, formed over two main levels and adaptable to suit a variety of family needs, with superb accommodation via six apartments.

The accommodation, which is both bright and beautifully presented, comprises:- a welcoming reception hallway, with large storage cupboard off, a generous formal lounge, with feature fireplace and spacious dining area, providing direct garden access, a very well appointed modern fitted kitchen, boasting a range of base units and ample space for dining, a useful utility room, a flexible fourth bedroom, or additional family room, and a stylish downstairs shower room, adding further practicality. Upstairs, there are three further, good sized, double bedrooms, all benefitting from an abundance on natural light and tremendous views, with the principal bedroom boasting a dedicated dressing room and well appointed en-suite shower room. An additional shower room completes the accommodation.

Externally, the home enjoys excellent privacy, with generous private and enclosed rear garden space, ideal for family life. There is plentiful private parking, via a driveway to the front, and private space, opposite the property.

Blane itself is a picturesque rural village that balances peaceful living with convenience. An excellent local primary school is within easy reach, and a regular bus service provides access to Balfron High School. Milngavie is a short drive away, offering further amenities and rail links into Glasgow, while the surrounding countryside provides endless opportunities for outdoor pursuits.

This is a great opportunity to acquire a substantial and flexible family home, in a truly idyllic setting.

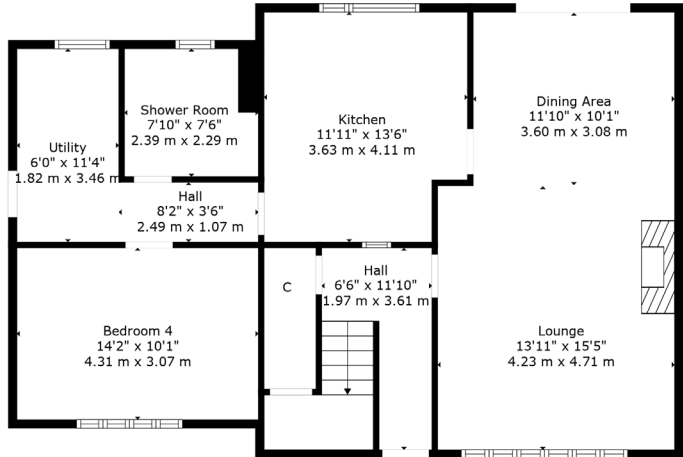
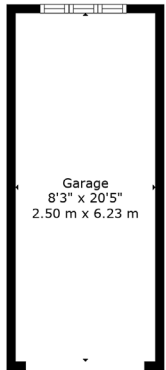
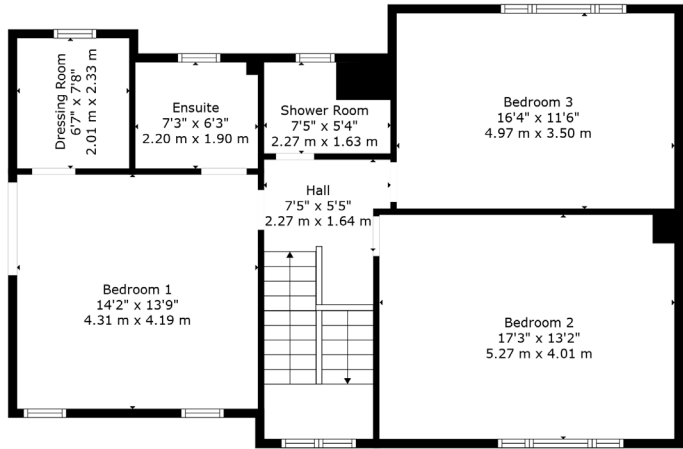












The villages of Strathblane and Blanefield are well served by local amenities. The village itself offers an excellent range of amenities including a GP practice / health centre, restaurants, hotels and village pub. There is a Spar, Co-Op, and a number of other independent stores. For clients who enjoy 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.

BD3973 | Sat Nav: 9 Blane Avenue, Blanefield, G63 8HU

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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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