

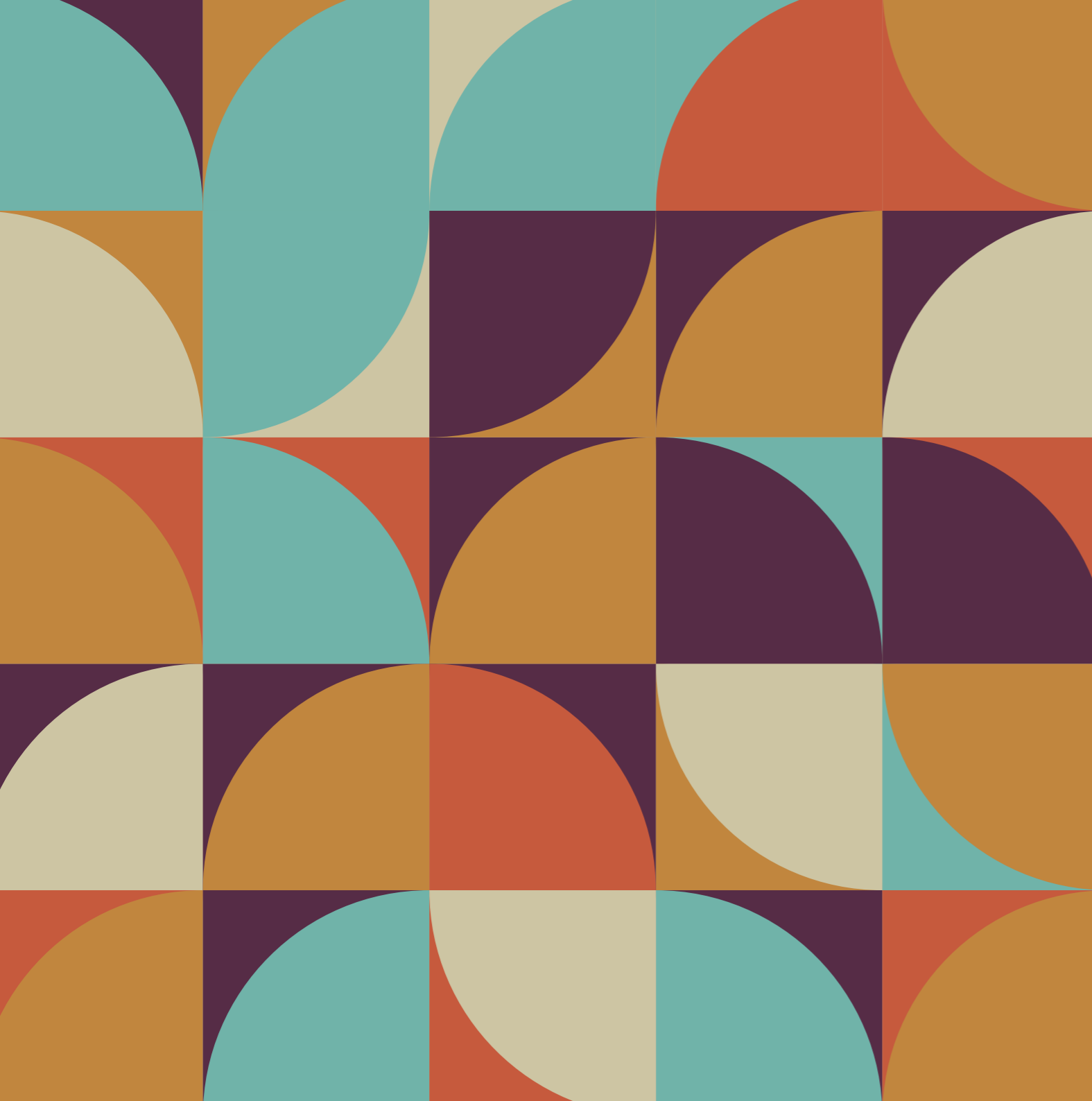


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DUMBRECK

DUNMORE STREET, BALFRON







5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Set within beautifully mature and extensive gardens extending to approximately one third of an acre, this exceptionally stylish five-bedroom detached home enjoys truly outstanding panoramic views south towards the Campsies, while offering a superb balance of peaceful semi-rural living with convenient access to both Glasgow and Stirling. Perfectly positioned just minutes from the local school, the property combines generous family accommodation with elegant interiors and an impressive sense of space throughout.

The accommodation extends to approximately 2,569 sq. ft. and comprises; a welcoming entrance foyer and hallways which lead into a series of bright and versatile living spaces. The stunning main living room is beautifully proportioned and flooded with natural light, while a separate family room provides an additional relaxed living space perfectly suited to modern family life. Sliding patio doors from the principal living area open onto a superb raised composite deck with sleek glass balustrading, creating a seamless connection between inside and out. From here, the outlook is simply spectacular, with picturesque views framed through the mature trees towards the Campsie Hills. A particularly spacious and light-filled dining kitchen forms the heart of the home, featuring an impressive contemporary kitchen with breakfast bar, extensive workspace and excellent storage. The generous open-plan layout offers superb flexibility for both dining and informal family living, making it an exceptional space for everyday life and entertaining alike. A separate utility kitchen further enhances the practicality of this beautifully designed area.

The bedroom accommodation is equally impressive, with five well-proportioned bedrooms arranged across the home. The magnificent principal bedroom enjoys a particularly generous footprint together with its own en-suite shower room and exceptional open views over the gardens. The remaining bedrooms are all spacious doubles, offering excellent flexibility for family living, guest accommodation or home working. A contemporary family bathroom, additional shower room and cloakroom complete the internal accommodation.

Externally, the property is approached via a private gravel driveway providing parking for several vehicles. The surrounding gardens are beautifully maintained, with expansive lawned sections, mature planting and patio areas perfectly positioned to enjoy the spectacular outlook and peaceful setting. To the rear, a substantial garden outbuilding provides workshop space and excellent storage.

Further benefits include gas central heating, double glazing throughout and an EV charge point.













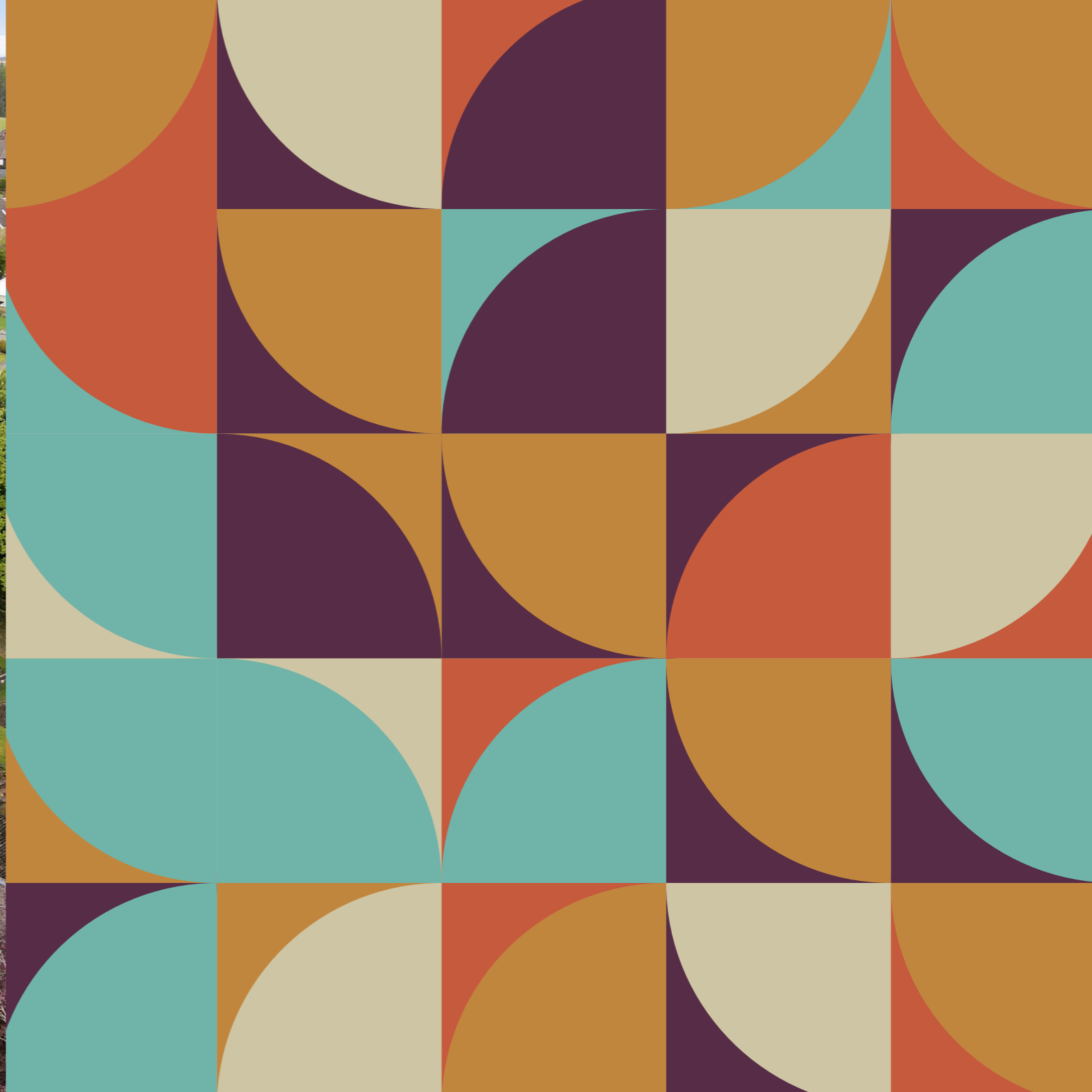






Balfroon is a charming village offering a variety of local shops and amenities, catering to everyday needs. A key attraction is the highly regarded Balfroon High School, which also provides excellent sports facilities, including a swimming pool.

The village remains one of Stirlingshire's most popular areas with buildings of note including the Old Manse (1789), Parish Church (1832), Clachan House (1766) and Ballindalloch. There is an excellent local golf course and bowling club and the surrounding area features stunning views of the surrounding countryside with various woodland trails. Balfroon is situated 18 miles (29km) west of Stirling and 16 miles (26 km) north of Glasgow.





1 Canniesburn Toll, Bearsden G61 2QU

T: 0141 942 5888

E: bearsdenenq@corumproperty.co.uk

corumproperty.co.uk