

DRUMGLAS BEAG

CROFTAMIE, BY KILLEARN, STIRLINGSHIRE

Galbraith



DRUMGLAS BEAG, CROFTAMIE, BY KILLEARN, STIRLINGSHIRE

Beautifully appointed detached dwelling with ancillary accommodation

Drymen 3 miles ■ Killearn 4.5 miles ■ Glasgow 19.5 miles
Stirling 25 miles

- Detached property with 2 reception rooms and 4 double bedrooms
- Located near a delightful conservation village, in a rural yet accessible location close to local amenities
- Located in a sought after location within rural Stirlingshire
- Excellent links to main transport infrastructure



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket

SITUATION

Drumglas Beag sits within its own charming garden ground with spectacular views over the surrounding countryside and is located within two miles of the conservation village of Croftamie which sits within the Loch Lomond & The Trossachs National Park. The nearby village of Drymen offers an excellent range of local amenities including primary schooling, library, range of pubs and hotels as well as the Buchanan Club private sports club, which forms part of the Buchanan Arms Hotel.

There is secondary schooling in nearby Balfron, whilst there is wider range of independent schools to be found in Dollar, Glasgow, Edinburgh and Perthshire. To the east the historic City of Stirling (about 25 miles) offers the full range of amenities including shopping, leisure and business facilities with regular mainline rail connections to Glasgow and Edinburgh. Balloch and Alexandria, approximately 7 miles to the south west, also have a range of shopping and leisure facilities as well as rail connection to Glasgow. Glasgow (Scotland's largest city) is only 19.5 miles away and Edinburgh (Scotland's capital) is about an hour and a half's drive away.

Drumglas Beag is located in close proximity to an excellent transport infrastructure with the M9/M80 motorway system accessible within about a 30 minute drive. Glasgow and Edinburgh International Airports are only about 23 miles and 58.5 miles distant respectively and offer regular domestic and international flights.

The scenic Loch Lomond and The Trossachs National Park offers world famous scenery with a plethora of recreation and leisure opportunities including a wide range of water sports. The surrounding hills are extremely popular with hill walkers and climbers and the area also offers excellent opportunities for mountain biking, sailing, pony trekking, shooting and fishing.





DESCRIPTION

Drumglas Beag is of traditional construction with a white harled exterior set under a pitched tiled roof. The property is in excellent decorative order throughout with many period features. The accommodation is set out over two levels and is laid out in more detail in the floorplans contained within these particulars.

ACCOMMODATION

Ground Floor: Entrance Hall, Kitchen/dining area, Master Bedroom, Ensuite, Double Bedroom, Bathroom, Laundry Room, Sunroom and WC.

First Floor: Living Room, Bathroom, Double Bedroom, Dressing Area and Storeroom.

Annexe

The Annexe is of traditional construction, sits to the north of Drumglas Beag and can be accessed through a bookcase in the upstairs bedroom or external door in the garden. The accommodation is set out over two floors comprising:

Ground Floor: Livingroom, Kitchen and Bathroom.

First Floor: Bedroom.

GARDEN

Drumglas Beag sits within its own well maintained mature garden grounds, which, at the front, are mostly laid to lawn with several shrubs and a pond. To the rear are log storage sheds and two garden sheds. There is a gravelled parking area with space for several cars. The garden is fully enclosed by a wooden fence and hedging.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Drumglas Beag	Mains	Mains	Septic Tank	Electric radiators	Band G	F33

WHAT3WORDS

<https://what3words.com/reshaping.sector.cycles>

POST CODE

G63 OHG

SOLICITORS

Karen Crothers at Wright, Johnston & Mackenzie LLP. 61 High Street, Dunblane, FK15 0EH

RIGHT OF ACCESS

The owners have a right of access to the property over the privately owned road.

LOCAL AUTHORITY

Stirling Council
Old Viewforth
14-20 Pitt Terrace
Stirling, FK8 2ET
T: 0845 277 7000
W: www.stirling.gov.uk

Loch Lomond & The Trossachs National Park
20 Carrochan Road
Balloch
Alexandria G83 8EG
T: 01389 722600
W: www.lochlomond-trossachs.org





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

ANTI MONEY LAUNDERING (AML) REGULATIONS

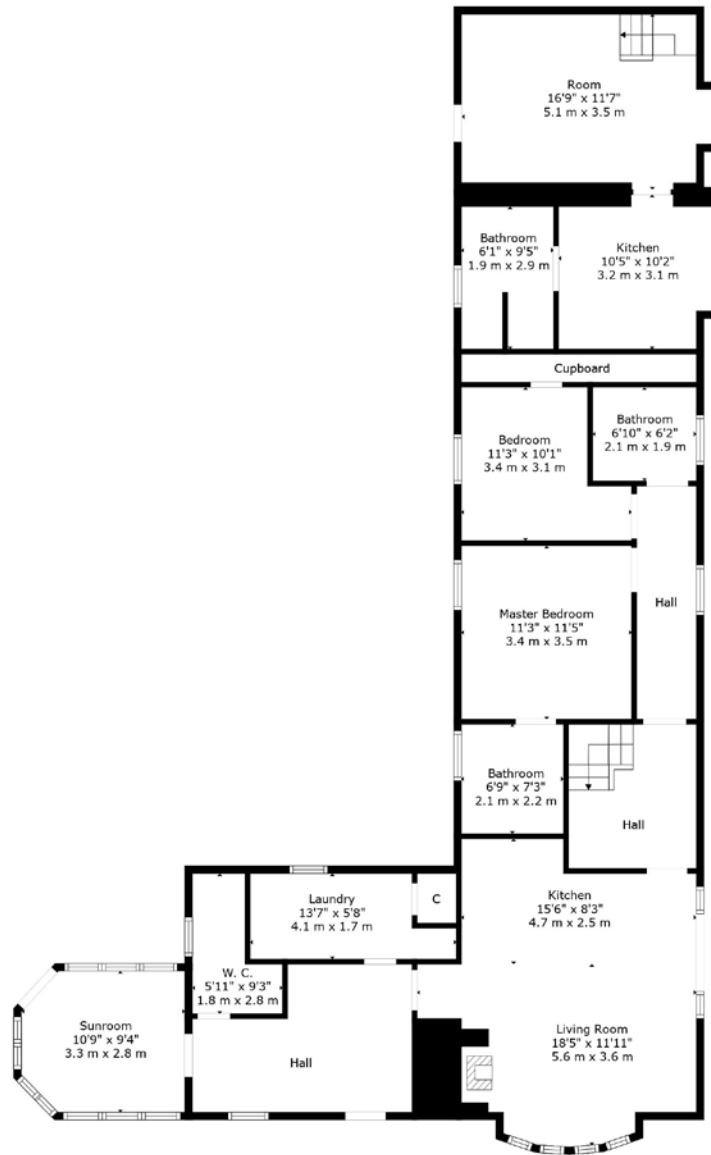
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the Selling Agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

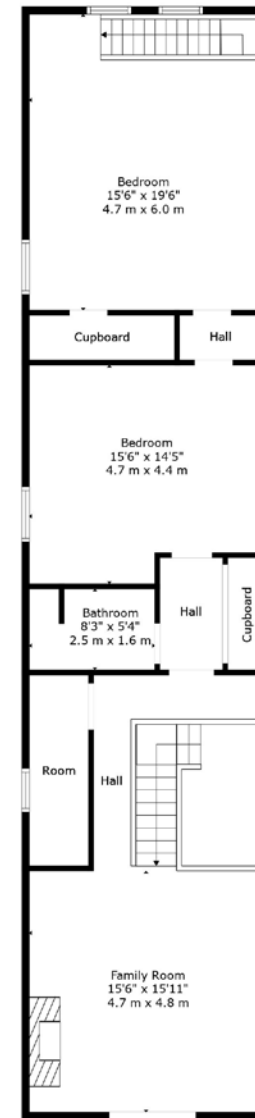
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes - The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken April 2024 8. Brochure prepared May 2024



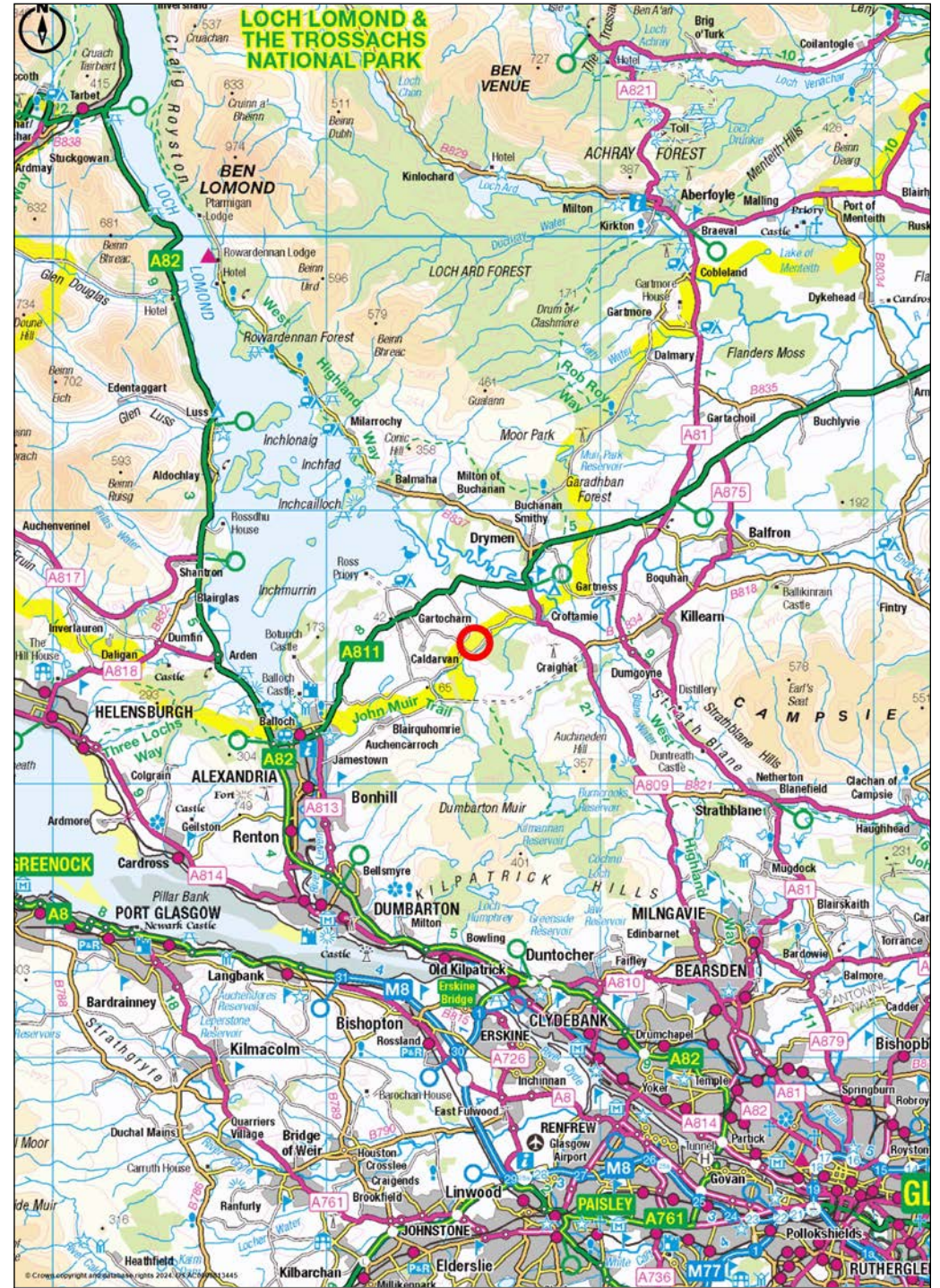
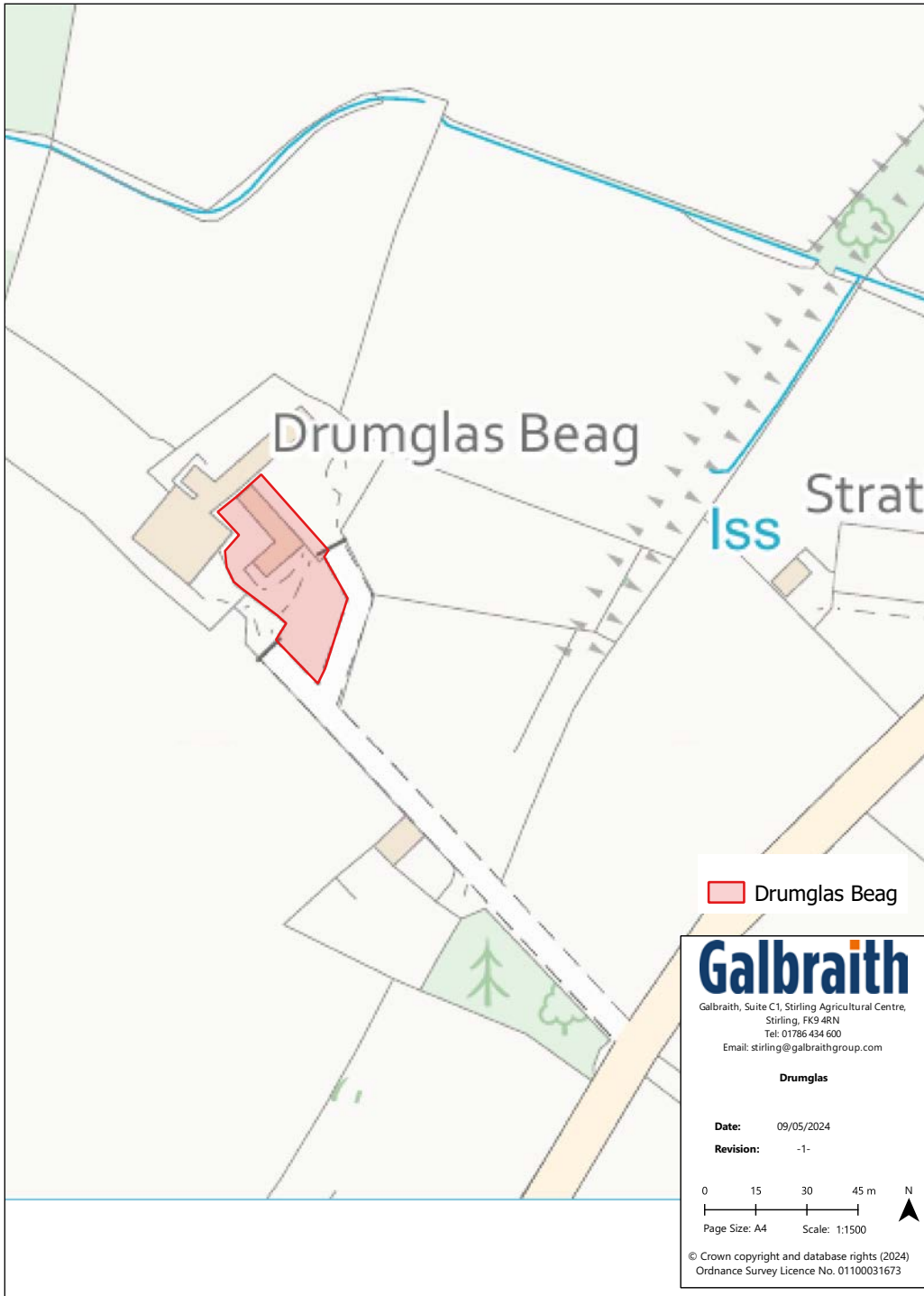




Floor 1



Floor 2





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