



## Gartochraggan

Gartocharn, Alexandria, West Dunbartonshire

**Galbraith**

# Elegant Georgian Country House situated on the bonnie banks of Loch Lomond



Glasgow 22 miles   Stirling 26 miles   Edinburgh 62 miles



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Set in a unique waterside position on the southeastern side of Loch Lomond

Dated from around 1800 and has been extended and well refurbished

Set in around 22 acres of paddocks and woodland

Striking country house proudly looking over the beautiful countryside

Acreage 22.01 acres (8.91 hectares)



## DESCRIPTION

This striking country house sits proudly looking over the beautiful countryside and across Loch Lomond. Dating back to around 1800, the property has been formed through extensions and refurbishments following the acquisition of neighbouring properties to create the superb family home that stands today.

Constructed of white harled stone under a pitched slate roof, there is a wonderful blend of traditional period features which combine well with modern comforts and intelligent design. The property is entered through an entrance vestibule to an elegant reception hall with a wood burning stove and a beautiful stone mantle surrounding the fireplace. The principal reception rooms found on the ground floor continue in a similar vein with plain cornicing, exquisite fireplaces, large bay windows and wooden flooring.

The modern elements are displayed to great effect through the redevelopment of the kitchen wing which has transformed this aspect of the property. A spacious kitchen with oak cabinetry underneath a granite work surface provides a contemporary edge which complements the traditional Aga. The most dramatic development has been the formation of a superb garden/breakfast room with triple aspect windows providing panoramic views across the loch and over to Ben Lomond.

The bedrooms are split over the ground and first floors. Two bedrooms and a shower room on the ground floor provide great guest accommodation and would also be suitable for an au pair or elderly relative. The principal bedrooms are found on the first floor including a master bedroom suite with dressing room and en-suite bathroom. Without exception, each and every room has an outstanding scenic view, and such is the positioning of the house, privacy is assured.





# ACCOMMODATION

Ground Floor: Drawing Room, Reception Hall, Dining Room, Sitting Room, Kitchen, Garden Room, Bedroom 6, Bedroom 7, Billiard Room, Office, Larder, Pantry, Boot Room, Utility, WC, Bathroom, and Shower Room.

First Floor: Principle Bedroom, Dressing Room, Ensuite, Bedroom Two, Bathroom, Bedroom Three, Bedroom Four, Bedroom Five, and Family Bathroom.

## GARDEN (AND GROUNDS)

The property is surrounded by open paddocks and woodland. The neighbouring property is owned by the RSPB as part of a nature reserve, ensuring a protected, rural outlook. The gardens and grounds are mostly laid to lawn with a large terrace accessed from the breakfast room and dining room. A gravel forecourt sweeps around the property to a large parking area beyond. In addition to the lawns and paddocks a beautiful orchard and kitchen garden can also be found.

One of the unique benefits of Gartochraggan is the extent of the property. A short walk along the track towards the water's edge leads you to a centuries-old slipway and most importantly a privately owned section of shoreline with trees behind and nothing but an open outlook across the loch.

## OUTBUILDINGS

As well as the principal house there is a double garage providing spacious storage for housing boats, cars or any other outdoor and sporting equipment. This property has the benefit of a studio above.

There is a tractor shed, workshop, wood store and other associated outbuildings.



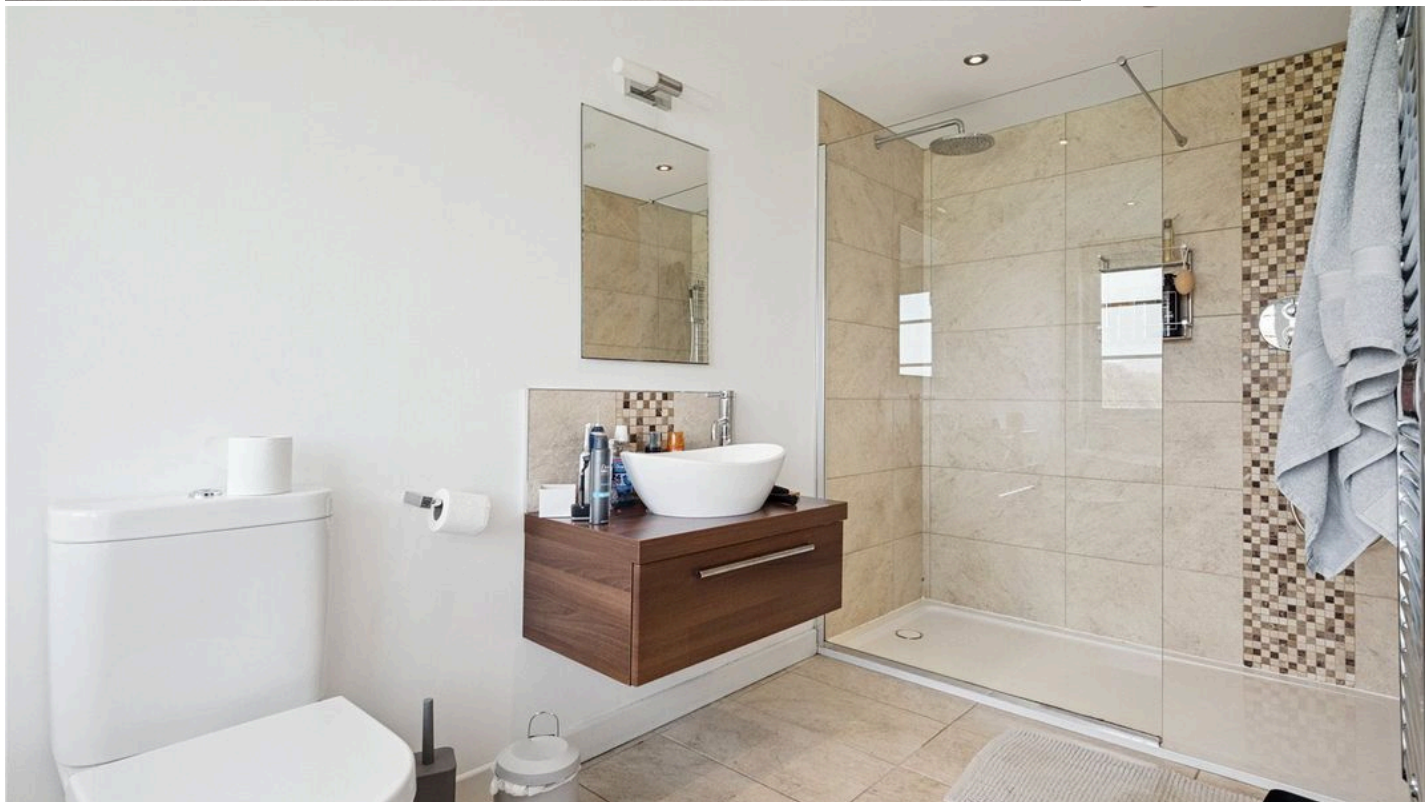
















#### **IMPORTANT NOTES:**

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. 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. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 25/03/2025.

#### **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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



# Location

Gartocharragan occupies a unique waterside position on the southeastern side of Loch Lomond within Scotland's first National Park: Loch Lomond and The Trossachs. The National Park was officially given fully operational status when it was opened by the Princess Royal in July 2002 and encompasses around 720 square miles.

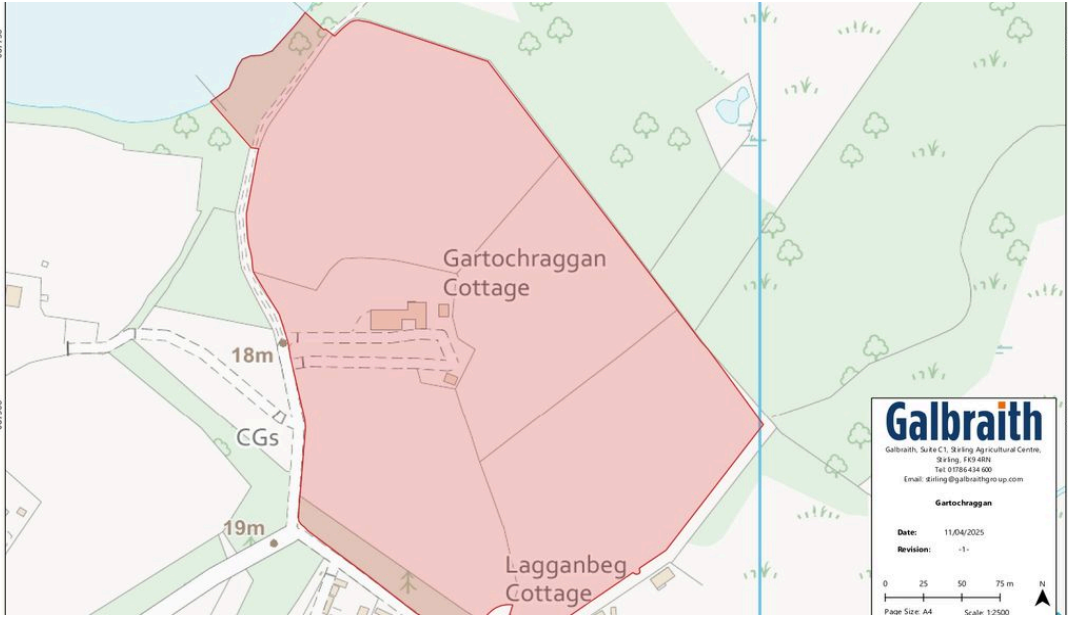
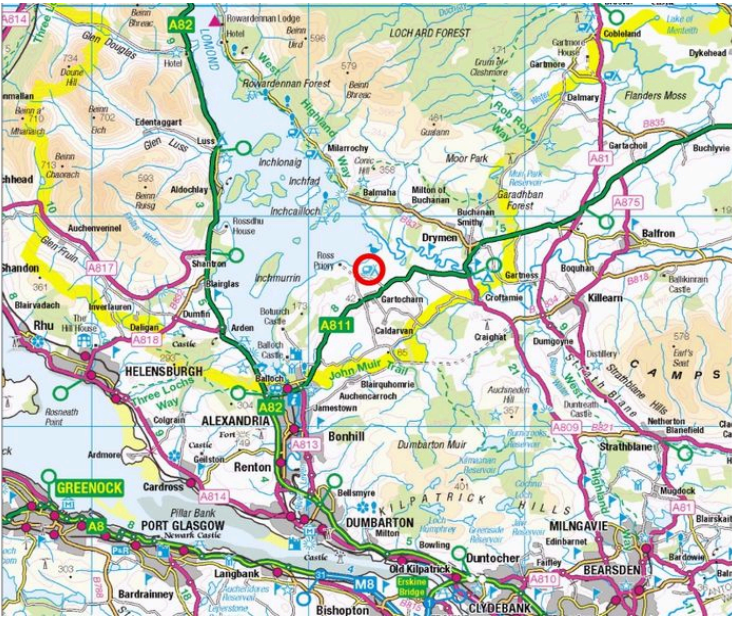
Some of Britain's most spectacular scenery is to be found around the Loch Lomond area. The loch is actually crossed by the Highland Boundary Fault and the physical characteristics of lowland and highland Scotland can be seen within a few miles of each other. The property has exceptional views of both the loch and Ben Lomond.

Gartocharragan lies just to the north of Gartocharn, a delightful conservation village with its own primary school, coffee shop and post office. Although many of the residents commute to Glasgow, the village has a real community feel.

Glasgow Airport can be accessed via the A82 (M8) or A809 by car in around 35 minutes. Balloch Station (5 miles) provides a regular rail service to the centre of Glasgow with a similar journey time. Glasgow is recognised as one of the UK's finest cities with a thriving central business district, while its high street and designer shopping now ranks second only to London.

For sports enthusiasts the great outdoors awaits. There is superb hill walking and climbing in the area. The Arrochar Alps include four Munros (mountains over 3000 ft) and six Corbetts, the best known of which is The Cobbler. Loch Lomond is well known for its water sports including wind surfing, sailing and excellent water skiing and wake boarding. For those who enjoy a sturdier keel nearby Rhu Marina is a popular location for yachting and has a wonderful social element.

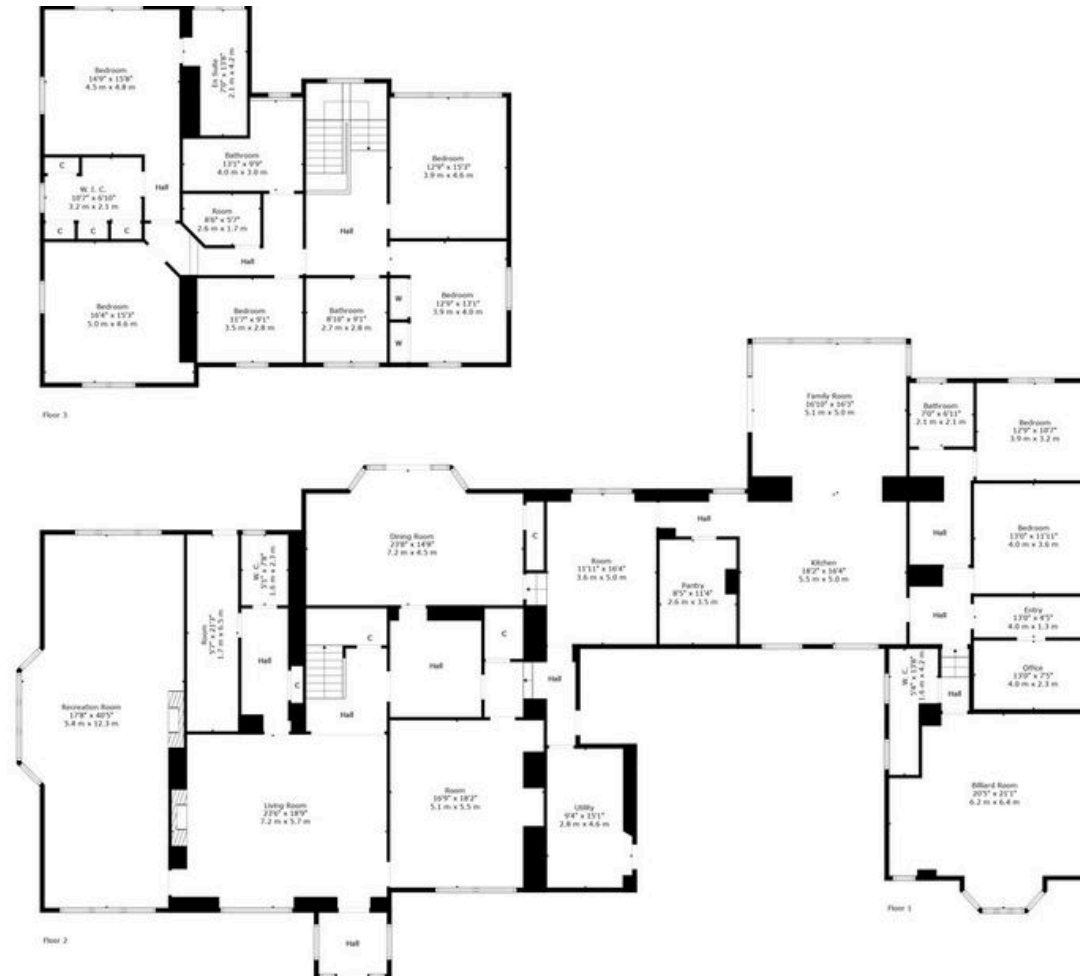
Well-respected golf courses in the area include Loch Lomond Golf Course which has hosted the Scottish Open and other international events.





## Plans

Total Area: 585m<sup>2</sup>





# Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com)



## Listing

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## Tenure

Freehold

## Local Authority

West Dumbartonshire

## Council Tax

H

## EPC

E



## Services

### Water

Mains

### Electricity

Mains

### Drainage

Private

### Central Heating

Oil

### Internet

FTTP



## Additional Information

Viewings to be arranged by appointment only.





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