



THE COTTAGE
at AUCHENGILLAN
by Strathblane



- Attractive 3 bed home in countryside setting
- Large plot of 0.14 Ha (0.34 Ac)
- Requiring refurbishment / modernisation
- South facing garden
- Ample parking and outdoor space

THE COTTAGE at AUCHENGILLAN is a unique opportunity to purchase a lifestyle home, set in the countryside, enjoying south facing aspects and only a short distance from Glasgow. The property requires extensive refurbishment throughout, allowing the purchaser to design and finish to their own personal tastes / requirements.

OFFERS OVER £125,000



THE COTTAGE at AUCHENGILLAN



Key Features

- Spacious entrance hall/utility area
- Reception hallway with ample storage cupboards
- Dining sized kitchen
- Large south facing lounge with feature bay window and access to gardens
- Family sized dining room
- Three well proportioned double bedrooms, two with fitted storage
- Family bathroom with electric shower
- Space for shower room to upper level
- Bright, south facing home-working office
- Fully insulated loft (access via Slingsby style ladder)

The lounge area contains a feature wood burning stove which has a feed to a hot water storage tank at upper floor level.

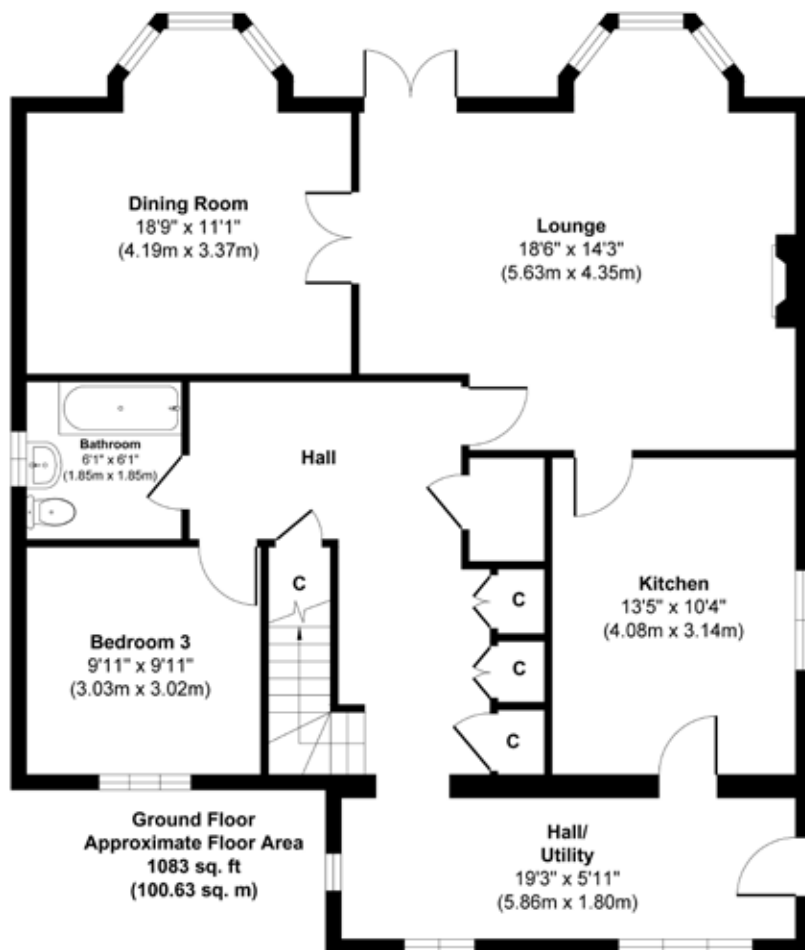
The house is served by an oil-fired central heating system which also provides hot water. Double glazing is installed throughout.

Garden grounds

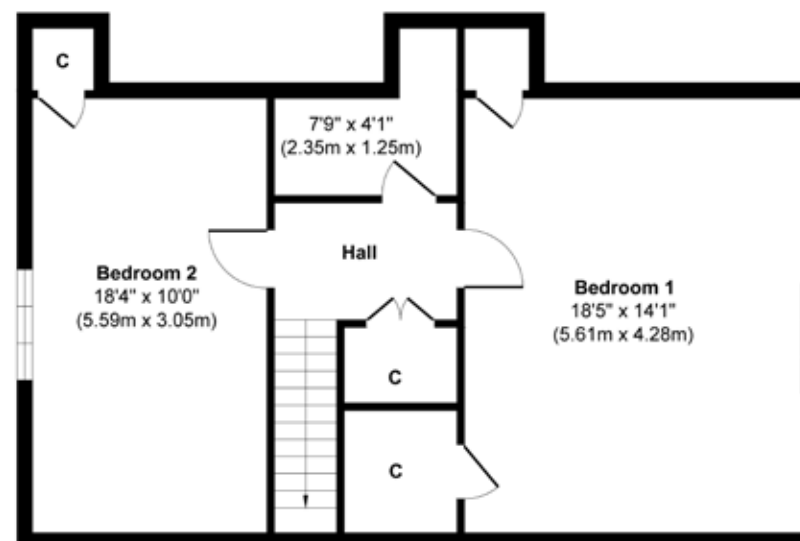
The property is set in extensive garden grounds which are lined with a variety of mature trees, in keeping with the surrounding countryside. The total plot size extends to a generous 0.14 hectares (0.34 acres). A large area of hardstanding to the north of the cottage provides ample space for parking and would be an ideal base for a garage and outbuildings.



Ground Floor



First Floor



Approx. Gross Internal Floor Area 1703 sq. ft / 158.29 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



THE COTTAGE at AUCHENGILLAN



Access

Access to the property is via a shared, tree lined, private surfaced drive from the A809 Bearsden to Drymen road.

Local area and amenities

The cottage is located at Auchengillan, just off the A809, the main road between Bearsden and Drymen, close to the foothills of the Campsies. Glasgow City Centre is only 13 miles to the south west and an easy commute.

Strathblane is located approximately 3 miles to the east and provides a range of local services and amenities, with more extensive amenities and shopping at Bearsden and Milngave (8 miles).

Auchengillan is a small hamlet located within a large area of beautiful countryside and is close to Loch Lomond and the Trossachs National Park, renowned for its outstanding scenery.

A variety of excellent village primary schools are located close-by with the nearest high school being Balfron High (8 miles).

Contact Details

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Note to purchasers

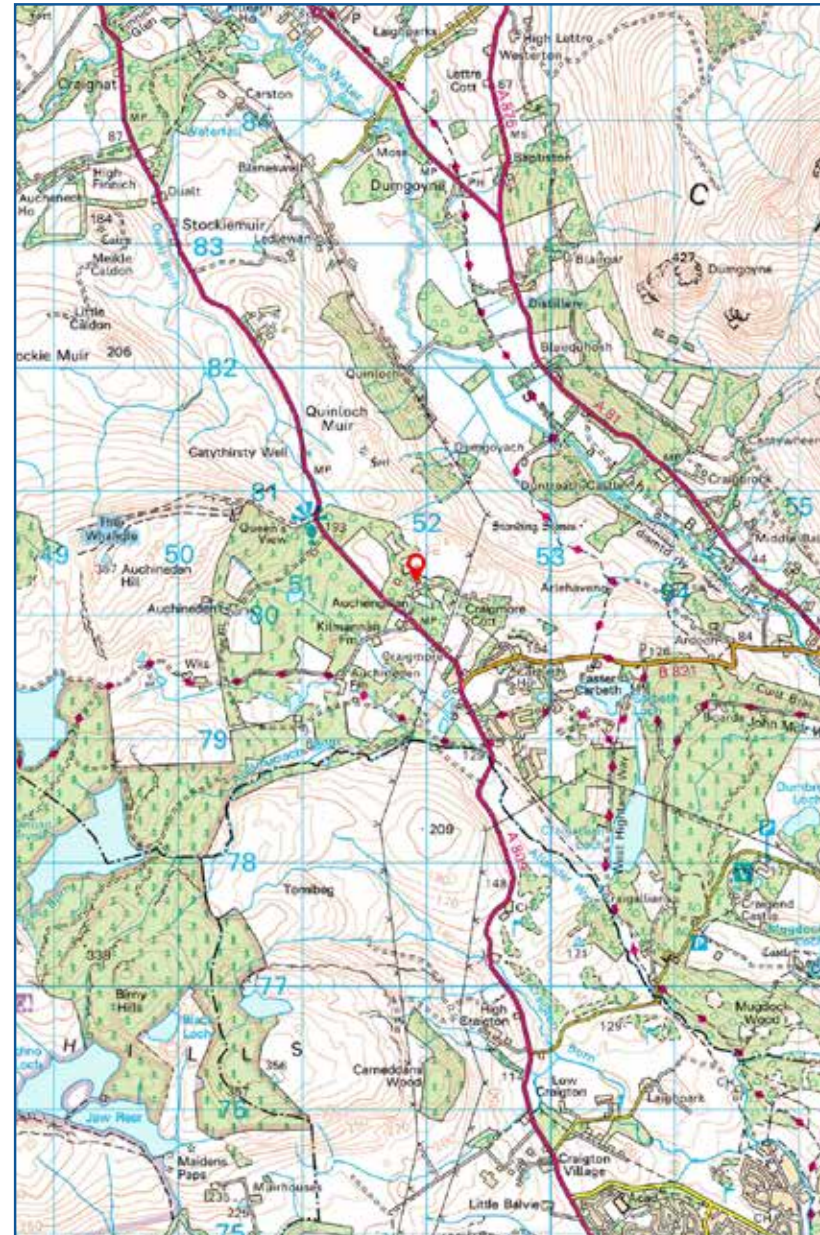
The cottage requires internal upgrading and refurbishment and as such, we are unable to guarantee that the services including electrical fittings, plumbing and the oil-fired central heating system are in working order. Prospective purchasers should therefore seek professional advice accordingly.

Site Plan



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Location Plan



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