

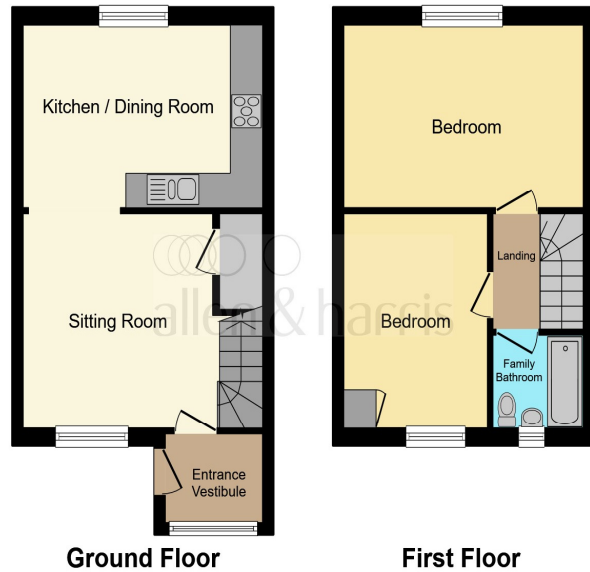


Edmond Terrace, Croftamie, G63 0ER

welcome to

Edmond Terrace, Croftamie

A wonderful opportunity to purchase this charming 2 bedroom, traditional home, which is nestled within the idyllic rural village of Croftamie. Viewing is strongly recommended to fully appreciate all that this delightful home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



The property, which dates back circa 1820, offers well-proportioned living accommodation & is sure to appeal to a wide demographic of potential purchasers

Internally the property boasts comfortable accommodation which is set over 2 levels & initially consists of an entrance vestibule. Immediately drawing you in, is the Sitting Room, which is the perfect space to relax & unwind, with a feature wood-burning stove & also benefiting from large window to the rear aspect which allows a wealth of natural light into the room. Alternatively you can gravitate towards the Kitchen / Dining Room, this is sociable the hub of the home & an ideal space where friends & family can gather at the start & end of the day. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated oven/hob & fridge/freezer. The Kitchen provides space, convenience & storage in abundance; light also flourishes in through a window to the front aspect.

Ascend the staircase to gain access to the first floor accommodation; the two bedrooms on offer are both well-proportioned in size & concluding the accommodation on offer is a Family Bathroom comprising of a bath with over shower, WC & wash hand basin.

The home is well-presented throughout, with bright fresh décor & there is handy storage space to be found throughout the home.

The private rear garden is an additional lovely feature of this charming home; with a patio seating area, which is ideal for alfresco dining & a lawn area, with shrubs & borders. The garden backs on to open fields, whilst there is a stone built outhouse with a store cupboard for each property in the terrace.

Croftamie is a quaint village, within convenient proximity to Loch Lomond & the Trossachs National Park, which provides scenic walks/views of the hills & the Loch itself. The village offers local amenities, including a nursery; whilst Drymen, which is nearby, has a larger range of local services including, primary schooling, pub & hotel as well as the Buchanan Arms Leisure Club. Milngavie, which is approx. 12 away has a further array of shops & services, plus supermarket & a rail link to Glasgow & Edinburgh. There are also secondary schools in the area, including Balfron High School.

Ground Floor

Entrance Vestibule

Sitting Room

11' 11" x 11' 8" (3.63m x 3.56m)

Kitchen / Dining Room

14' 8" x 10' 2" (4.47m x 3.10m)

Upper Floor

Bedroom

14' 11" x 10' 1" (4.55m x 3.07m)

Bedroom

12' max x 8' 9" max (3.66m max x 2.67m max)

Family Bathroom



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welcome to

Edmond Terrace, Croftamie

- Charming character home
- Sitting Room
- Kitchen / Dining Room
- 2 Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£156,000



view this property online [allenandharris.co.uk/Property/STI110114](https://www.allenandharris.co.uk/Property/STI110114)

Please note the marker reflects the
postcode not the actual property



Property Ref:
STI110114 - 0003

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allen & harris



01786 445011



Stirling@allenandharris.co.uk



1c Pitt Terrace, STIRLING, Stirlingshire, FK8 2EY



allenandharris.co.uk