



Fir Cottage, Gartmore, FK8 3SA

welcome to

Fir Cottage, Gartmore

Introducing this exquisite & immaculately presented 3 bedroom detached home, which is ideally situated on the outskirts of the highly sought-after village of Gartmore. This property offers a spacious & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this impressive property has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fociaagent.com



This charming property perfectly blends versatile accommodation & modern living, offering an exceptional living experience. The home is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive & flexible family home.

Upon entering, you are greeted by an impressive & welcoming Reception Hallway that sets the tone for the rest of the property. Immediately catching your attention is the expansive open plan Kitchen/Dining/Family Room which is the true highlight of this wonderful home & very much in keeping with today's lifestyle preferences. This room creates a central hub for socializing & is the ideal retreat where friends & family will naturally gather at the start & end of the day; whilst patio doors to the side aspect allows light to flourish into the room & also provides elevated countryside views to enjoy. In the warmer seasons, roll open the patio doors & step out onto the large decking area – this makes the ideal space for alfresco dining or to purely to enjoy the attractive outlook. The Dining area is the perfect space for hosting dinner parties & entertaining with friends & family, whilst the stylish Kitchen is another stand-out feature & the contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & integrated appliances to include in-built oven/hob & fridge/freezer, the Kitchen provides space, convenience & storage in abundance. Retracing our steps back to the Entrance Hallway, you will also find a well-proportioned, formal Sitting Room, which certainly offers the ideal space in which to relax & unwind. There is a Bedroom conveniently situated on the ground floor – however, this room could also be adapted to alternative usage, depending on your lifestyle requirements & due to the substantial additional living accommodation on offer throughout the home. Concluding the accommodation on the ground floor is a modern Shower Room, comprising of a shower cubicle, WC & wash hand basin.

Ascend the staircase to gain access to the feature, mezzanine first floor landing & upper floor living accommodation. The two Bedrooms are both doubles in size & also benefit from in-built storage; whilst completing the accommodation on the upper floor is a modern Family Bathroom which consists of a bath, WC & wash hand basin.

The home is presented in walk-in condition & skilfully provides a flexible layout which current modern lifestyles prefer. There is a good range of in built storage space to be found throughout the property & the property further benefits from an oil fired central heating system. Viewing of this property is highly recommended to truly appreciate all that this wonderful home has to offer.

To the front of the property there is an area which provides off road parking, whereas the wrap around gardens are another lovely feature of this home, with electric gates providing vehicular access to the back of the property. It must be said that it is a credit to the current owners that they have resourcefully created a garden which offers a multitude of areas to enjoy & the design of the garden has been fashioned to introduce various seating areas in which to maximise the breath-taking views, as well as ensuring that throughout the course of the day there is always a beautiful space to capture the sunlight coming into the garden. The property also has large Summer House, designed to create a beautiful inspiring outdoor room & to take full advantage of the top of garden elevated position with its delightful countryside views, plus incorporating an extended decking area for sitting out or entertaining. The Summer House offers a multitude of uses that can be incorporated into your lifestyle requirements & finally there are 4 integral garages which again offer an abundance of storage/usage. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owners have imaginatively created.

Gartmore is a charming West Stirlingshire village enjoying an elevated position with superb views of beautiful countryside within the National Park & the Queen Elizabeth Forest Park. The village has a community run pub, the Black Bull Gartmore & primary school. Additional shopping is available in the nearby village of Aberfoyle & this area is within commuting distance of Glasgow (approx 25 miles) and Stirling (approx 20 miles).

Agents note: Currently the vendors details do not match the registered title at the Land Registry. Please ask the branch for more details.

Ground Floor

Entrance Hallway

Kitchen/Dining/Family Room

21' 8" max x 21' 6" max (6.60m max x 6.55m max)

Sitting Room

21' 6" x 11' 2" (6.55m x 3.40m)

Bedroom

10' 7" x 10' 6" (3.23m x 3.20m)

Shower Room

Upper Floor

Bedroom

11' 2" inc wardrobe x 11' 1" max (3.40m inc wardrobe x 3.38m max)

Bedroom

13' max x 11' 3" inc wardrobe (3.96m max x 3.43m inc wardrobe)

Family Bathroom



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welcome to

Fir Cottage, Gartmore

- Exquisite detached house
- 3 Bedrooms
- Expansive open plan Kitchen/Dining/Family Room
- Contemporary & stylish Kitchen
- Formal Sitting room

Tenure: Freehold EPC Rating: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110237 - 0002

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