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family business







**DRYMEN, 6 Castle Gardens, G63 0HT**

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SITUATED AT THE HEAD OF A PRIVATE AND EXCLUSIVE CUL-DE-SAC, THIS ATTRACTIVE 3/4 BED DETACHED BUNGALOW LIES IN THE GROUNDS OF THE BUCHANAN CASTLE ESTATE WITHIN THE LOCH LOMOND NATIONAL PARK AND IN CLOSE PROXIMITY TO THE VILLAGE OF DRYMEN. POSITIONED ON AN ELEVATED SITE, BACKING ONTO WOODLAND AND NOT OVERLOOKED, THUS PROVIDING A STUNNING SETTING FOR THIS PROPERTY.

The impressive original gates at the entry to the estate lead to the grand tree lined boulevard, which provides access to the stately Castle Gardens cul-de-sac and within the grounds are what remains of Buchanan Castle.

The flexible family accommodation on offer comprises: Lounge with feature stove, Dining Room, TV Room with electric fireplace, Kitchen, Sun-Room/Conservatory, Utility Room, Master Bedroom en-suite, further double bedroom en-suite and one other bedroom; WC.

Benefitting from underfloor heating to the hallway, kitchen and living areas and underfloor insulation throughout.

The garden grounds are well maintained and there is a double garage.



























**Price**

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

**Fixtures & Fittings included in the sale:**

All fitted floor coverings, curtains and blinds. All integrated appliances.

**Rugs shown and displayed in property are exempt from this purchase.**

**Services:**

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

**Vendor**

Clients of G&S Properties

**Negotiator**

Mark Adams



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### Local Area

The quaint and charming conservation village of Drymen offers a wide selection of local amenities including village shops, bars, restaurants and its own bakery. It has its own excellent primary school and is within the catchment area for the acclaimed Balfron High School with its own bus service. Glasgow is only 18 miles away and there is a rail service from Balloch Station to the City Centre.

The great outdoors beckons with fishing, shooting, hill walking and climbing within the Arrochar Alps, the West Highland Way, and the Queen Elizabeth Forest. Loch Lomond featuring its many water sports including wind surfing, sailing, skiing and wake boarding is just 8 miles away. There are a number of highly acclaimed golf courses close-by including Buchanan Castle, Loch Lomond Golf Club, Strathendrick, Hilton Park and Milngavie Golf Club.

Glasgow has a number of private schools including the High School of Glasgow, Glasgow Academy and Kelvinside Academy which has a direct bus service from Drymen, as does Lomond School in Helensburgh.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

1) These particulars do not form any part of an offer or contract.

2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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