



... a second generation
family business



DRYMEN, Ground Floor, 14 Stirling Road, G63 0BN



WELCOME TO THIS CHARMING TOTALLY REFURBISHED VICTORIAN FLAT LOCATED ON STIRLING ROAD IN THE PICTURESQUE VILLAGE OF DRYMEN. THIS PROPERTY BOASTS A COSY LOUNGE WITH OPEN FIRE IN DECORATIVE SURROUND, PERFECT FOR RELAXING OR ENTERTAINING GUESTS AND LEADS TO THE NEWLY FITTED KITCHEN. WITH ONE SPACIOUS BEDROOM AND A NEW SHOWER ROOM, THIS FLAT OFFERS COMFORTABLE LIVING SPACES IDEAL FOR INDIVIDUALS OR COUPLES. IT WOULD ALSO APPEAL FOR BUY TO LET INVESTORS. NEWLY LAID CARPETS AND FRESH DECOR COMPLETE THE MAKEOVER.

There is an external store cupboard located below the kitchen accessed from the rear of the building via a timber door which provides extensive storage or scope for expansion

The property's age adds character and a sense of history, making it a unique find in today's market. The potential for extension provides an exciting opportunity to further enhance or develop this already delightful flat to suit your personal needs and preferences.

Don't miss out on the chance to own a piece of history in the heart of Drymen. Book a viewing today and step into the potential this property holds for you!









**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.

The Home Report can be accessed at:- www.sellerspack.co.uk

Postcode: G63 0BN

Fixtures & Fittings included in the sale:

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

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.

COUNCIL TAX BAND C

EPC RATING D



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Local Area

In the heart of Stirlingshire, 17 miles west of Stirling, surrounded by the delightful villages of Kippen, Fintry, Balfour, Drymen and Killearn, is the gentle rolling countryside known as The Campsie Fells.

The property lies in the village of Drymen which is a charming conservation village with primary school, village shops, pubs, hotels and bakery and is well placed for commuting to Glasgow (18 miles), Glasgow Airport (22 miles) and Edinburgh Airport (50 miles) with a rail service from Balloch Station to Glasgow. There are a number of private schools within Glasgow such as High School of Glasgow, Glasgow Academy and Kelvinside Academy which has a direct bus service from Drymen, as does Lomond School in Helensburgh. The plot is within the catchment of Balfour High school which has its own bus service.

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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...over 40 years of selling &
renting family homes

