



... a second generation
family business



DRYMEN, Bilberry Cottage, Buchanan Castle Estate, G63 0HX

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This attractive mid terrace cottage lies in the grounds of the Buchanan Castle Estate within the prestigious Loch Lomond National Park and in close proximity to the village of Drymen. Positioned on an elevated site at the front, 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 property and within the grounds are Buchanan Castle Golf Club and what remains of Buchanan Castle.

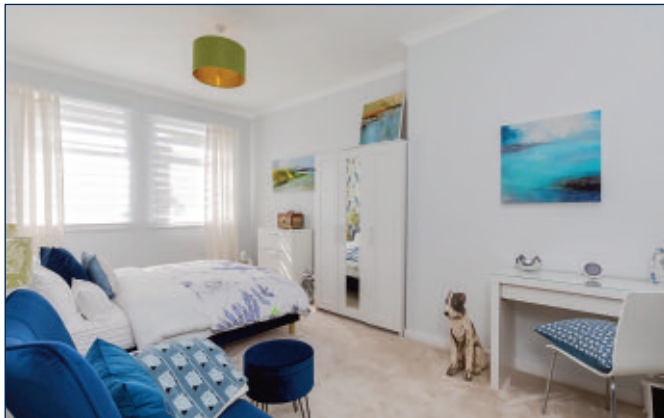
The flexible family accommodation on offer comprises: Lounge with feature wood burning stove and space for dining with glazed long window flooding the room with natural light and newly installed patio doors leading you to the French style courtyard and back garden. A newly fitted Wren shaker-style modern Kitchen with fully fitted appliances, a wonderful pantry area and useful utility room all sit at the rear of the property. The Master Bedroom with en-suite facilities, further double Bedroom, Shower Room and front Study/Sitting Room sit to the front of the property. All rooms have been interior designed using Cole & Son wallpapers and FB paint colours. A superb large decked courtyard leading from the inner hallway, provides an ideal setting for al fresco dining/seating and soaking up the sun in this amazing south facing Italian style courtyard. All internal doors have been replaced. All Amtico flooring is newly installed.

The garden grounds are established, well maintained and private with mature trees and shrubbery, lawned area, patio area with seated arbour and garden studio/workshop and additional potting shed.



















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 0HX

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

EPC rating D

Council tax band F





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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. The West Highland Way passes by Drymen providing a dramatic walking trail up to Fort William. 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. 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 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 Loch Lomond Golf Club, Strathendrick, Hilton Park and Milngavie Golf Club.

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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