



... a second generation  
family business







**GARTOCHARN, Little Duncryne Farm, G83 8NG**

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Set in the heart of the National Park and enjoying a private elevated position with aspects towards Loch Lomond and open countryside, this impressive detached villa has been recently upgraded, offering generous well proportioned family accommodation, ideally positioned with easy links to Glasgow, Dumbarton and Stirling.

Accommodation comprises : featured entrance hallway, lounge, modern breakfasting kitchen, utility room, TV/day room with ensuite / bed 5, cloaks, four bedrooms (one ensuite) and family bathroom

Outside, the immediate garden is substantial and mainly laid to lawn with driveway, set out with stone dyke walling and with parking for several vehicles.

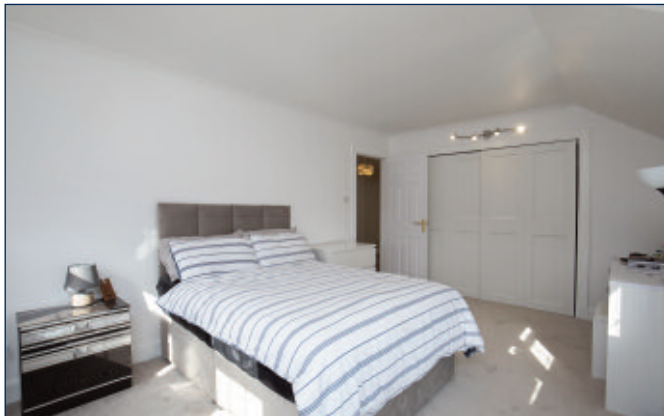
As the property merges with open countryside, there is the opportunity to purchase further ground, subject to sale, and ideal for equestrian pursuits.

























**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](http://www.sellerspack.co.uk)  
Postcode: G83 8NG

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

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

**Services:**

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

**Vendor**

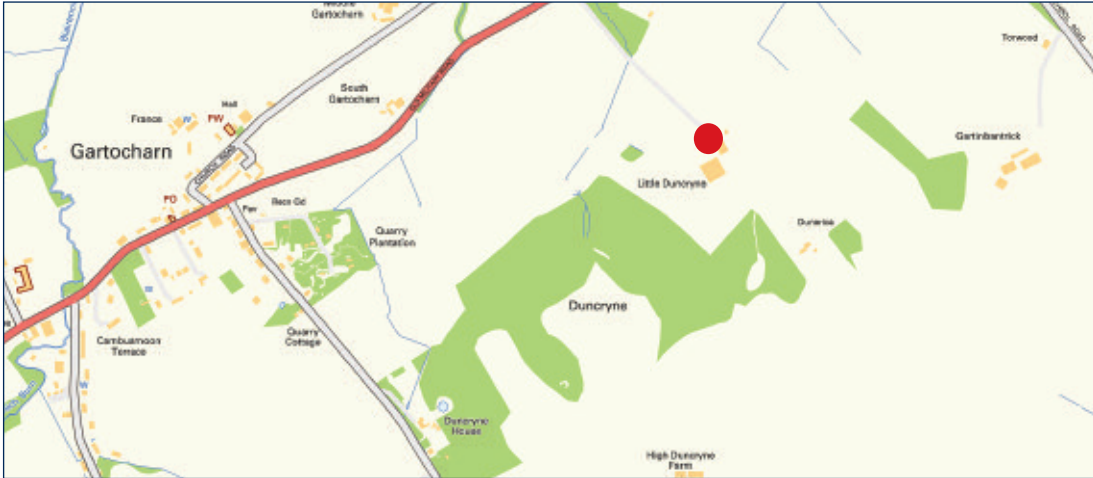
Clients of G&S Properties

**Negotiator**

Mark Adams



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### Local Area

The picturesque conservation village of Gartocharn offers a range of local amenities including its own primary school, post office and shop with rail links from Balloch station (approximately 4.5 miles away) and the A82 leading to Glasgow City Centre, Glasgow Airport and beyond Drymen and Balloch are closeby providing additional amenities.

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 &  
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