



FINTRY - Endrick House, Denny Road, G63 0XH

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G & S PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET "CONIC HOUSE " - A BESPOKE, ARCHITECTURALLY DESIGNED 4 BED DETACHED VILLA DUE FOR COMPLETION IN AUTUMN 2022.

The accommodation on offer comprises on the Ground floor : Reception hallway, Lounge/Dining Room with patio doors to rear garden, Dining Kitchen with integrated appliances and utility room which also gives access to the garage, 3 double bedrooms (one with en-suite and fitted wardrobes) Family Bathroom.

First floor : 2 bedrooms with separate en-suites, fitted wardrobes and additional extensive storage areas which could be used as a dressing area.

Good garden space, garage and private parking area.

The picturesque village of Fintry sits on the strath of the Endrick Water in a valley between the Campsie Fells and the Fintry hills. Fintry is located 16 miles south-west of Stirling and around 19 miles north of Glasgow, .and this property is located just a few miles outside Fintry itself and a short walk to the Loup of Fintry and Carron Valley Forest.

To safeguard the distinctive historical form and character Fintry has been designated a Conservation Area by Stirling Council. Fintry Conservation Area is centred on its long Main Street, set out on the south bank of the river across the Fintry Bridge from the original Culcreuch mill site.

There is a primary school in the village with a nursery class annex. Fintry is within the catchment for Balfron High School and a school bus is provided. Public transport is provided by the Stirling Council Demand Responsive Transport "Taxi" Service. There is a village hall, The Menzies Hall, home to Fintry Amateur Dramatic Society. The village has a Sports Club, which includes a 4-rink indoor bowling hall, a gym, shop, bar and restaurant and hosts a number of events. The rugby pitches adjacent are home to Strathendrick Rugby Club. The village pub, The Fintry Inn, reopened recently after being bought by a local family. The redecorated pub is also home to a new micro-brewery, Mosaik Brewing. The Fintry Inn will also feature a new off-sales shop, 'The Unchartered Shop' offering specialist whisky, wine and gin.



**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.

Vendor

Clients of G&S Properties

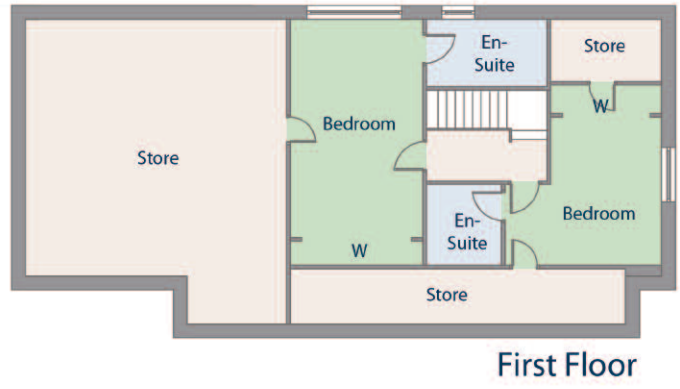
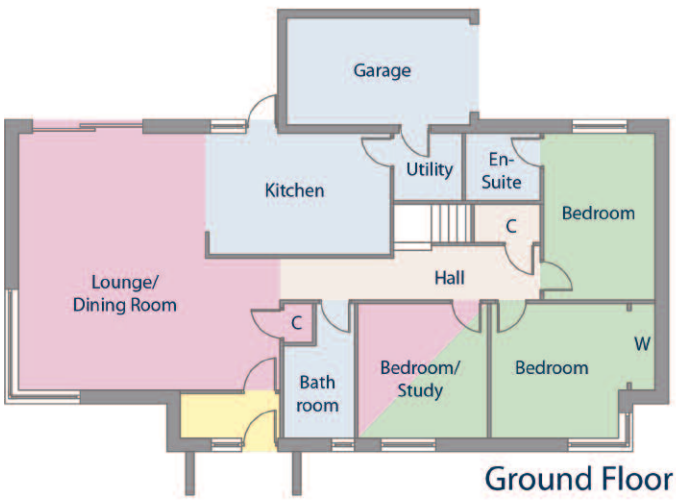
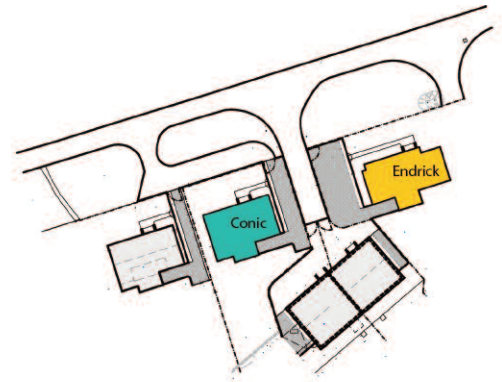
Negotiator

Mark Adams

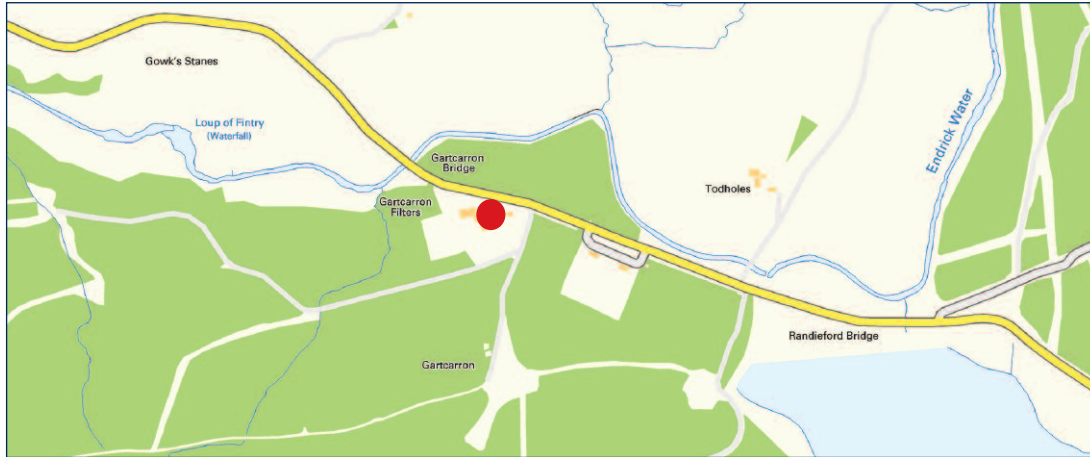
Reference

4856

Floor Plan



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Travel Directions

From Bearsden take the A807 through Bardowie to Torrance picking up the A822 to Lennoxton then joining Crow Road B822 to Fintry, heading east onto Denny Road where the property can be found marked in red on the attached map.

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 appliances/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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