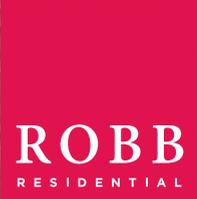




Ballochrain Farmhouse, Blane Cottage & Menteith Cottage,
Balfron Station, Glasgow

www.robbrresidential.com







Ballochruin Farmhouse, Blane Cottage & Menteith Cottage

Balfron Station, Glasgow, G63 0LE

Balfron 1.5 miles, Killearn 1.7 miles, Glasgow 17.5 miles,
Stirling 20 miles, Glasgow Airport 23 miles

A trio of well finished residential properties in pretty countryside close to the Endrick Water.

Ballochruin Farmhouse

Ground Floor:

Vestibule, reception hall, inner reception hall, cloaks/wc, drawing room, dining room, kitchen, breakfast/dining room, family room, home office/study, rear hallway, freezer room and wine cellar, wc/cloakroom, utility room, boiler room.

First Floor:

Main staircase to first floor hallway, linen cupboard, bedroom 1 en suite bathroom, bedroom 2 en suite shower room, secondary staircase leading to large upper hallway, bathroom, bedroom 3 en suite bath/shower room, bedrooms 4 and 5.

Gardens:

Stone bell mouth entry to shared gravel surfaced courtyard and roundel. Private front gardens laid to lawn with shrubs, bushes and bounded by mature mixed hedging, mature beech canopy, Kilmarnock willow, flowering cherry and acer trees, flagstone alfresco dining area bounded by dwarf wall.

Services:

Private water supply, private drainage, oil fired central heating, double glazing.

Blane Cottage

Ground Floor:

Reception hall, cloaks/wc, under stairs store, open plan sitting room to dining room to fitted kitchen.

First Floor:

Upper hallway, bedroom 1 en suite shower room, bedroom 2 en suite bathroom.

Menteith Cottage

Ground Floor:

Reception hall, cloaks/wc, under stairs store, open plan sitting room to dining room to fitted kitchen.

First Floor:

Upper hallway, bedroom 1 en suite shower room, bedroom 2 en suite bathroom.



Situation

Ballochruin is situated in delightful farmland and countryside close to the river Endrick. The package of assets is close to the villages of Balfron (1.5 miles), Killearn (1.7 miles) and Drymen (4 miles).

The villages are all easily reached by car and all offer a good range of local shops, services and provisions stores and welcoming country pubs, cafes and restaurants. Balfron at 1.5 miles has a good primary school and Balfron secondary school has an excellent reputation in the district.

The cities of Glasgow and Edinburgh are about 17.5 miles and 55 miles respectively and are easily accessed by a good connecting network of the trunk roads and motorways of central Scotland. Stirling and Balloch have main line rail connections to Glasgow and Edinburgh. Glasgow and Edinburgh International Airports are about 23 miles and 50 miles distant respectively and both offer regular domestic and international flights.

Independent schools can be found in Dollar, Glasgow, Edinburgh and Perthshire. The historic City of Stirling (about 20 miles east) offers a more extensive range of retail shopping in the Thistle Centre as well as a fuller range of professional, business and leisure services.

The area is renowned for its great natural scenic beauty and soft rolling countryside. The local area offers an enormous range of cultural and leisure opportunities. There are some excellent golf courses in the immediate area including Balfron, Buchanan Castle and Strathendrick. The world famous courses at Loch Lomond and Gleneagles are also easily accessible. There is a tennis club at Killearn and there are private sports clubs at Drymen and Milngavie, whilst Balfron has the Community Sports Centre with swimming pool.

The scenic Loch Lomond and Trossachs National Park is only 15 minutes drive to the west and offers world famous scenery with a near endless range of outdoor recreation and leisure opportunities, including water sports on Loch Lomond.

The surrounding hills, the Trossachs and Campsie Fells are extremely popular with hill walkers and climbers and the region also offers excellent opportunities for mountain biking, sailing, pony trekking, shooting and fishing.

Description

Ballochruin Farmhouse, Blane Cottage and Menteith Cottage are a trio of refurbished farmhouse and steading properties. The houses are completed in dressed red sandstone and cream painted harling and are all under re-slatted roofs. The buildings are attached and arranged around a gravel courtyard with turning roundel.

The main property of the package is Ballochruin Farmhouse which is a fine principal family home which has been fully refurbished and provides excellent family and guest entertaining accommodation laid out over two light and bright and easily managed levels.

The secondary properties of Blane Cottage Menteith Cottage are attached and are completed to a similarly high level of finish and specification. While Blane Cottage and



Menteith Cottage are available separately, the package lends itself well toward an owner operator living in Ballochruin and having the opportunity of generating a self-catering holiday letting income from the 'on the doorstep' conveniently attached cottages.

Ballochruin Farmhouse

A generously proportioned family and guest entertaining home, completed in a combination of dressed red sandstone and cream painted harled exterior and all under a new slated roof.

Ground Floor

Outer door to entrance vestibule, main reception hall, inner reception hall with original main front door, cloaks/wc drawing room with working open fire, twin leaf doors from hall to formal dining room, open plan breakfast room to well equipped kitchen with breakfast bar/island, 4 oven Aga range cooker, twin leaf French doors to gardens, family sitting room, rear inner hallway leading to home office/study, freezer room and wine cellar, wc/cloakroom, utility room, boiler room, rear door to courtyard.

First Floor

Main staircase to first floor hallway, linen cupboard, bedroom 1 with en suite bathroom, bedroom 2 with en suite shower room. Secondary staircase from rear of family/sitting room leading to large flexible upper hallway to bedroom 3 with en suite bath/shower room, bedrooms 4 and 5 and bathroom.

Blane Cottage

Ground Floor

Outer door to reception hall, cloaks/wc, under stairs store, bright open plan sitting room to dining room to well-equipped and fitted kitchen.

First Floor

Staircase to first floor upper hallway leading to bedroom 1 with fitted mirrored wardrobes and en suite shower room, bedroom 2 with fitted mirrored wardrobes and en suite bathroom.

Menteith Cottage

Ground Floor

Outer door to reception hall, cloaks/wc, under stairs store, bright open plan sitting room with French door leading to courtyard, open plan dining room to well-equipped and fitted kitchen.

First Floor

Staircase to first floor upper hallway leading to bedroom 1 with fitted mirrored wardrobes and en suite shower room, bedroom 2 with fitted mirrored wardrobes and en suite bathroom.

Outbuildings

A garden shed is included with Ballochruin.

A general purpose outbuilding is included in the sale with Ballochruin farmhouse.

Gardens

For Blane and Menteith, a stone bell mouth entry leads to a shared gravel surfaced courtyard and roundel.

For Ballochruin the same stone bell mouth entry leads to the gravel surfaced courtyard and roundel and leads to the main front door. The majority of the gardens are to the south facing side of the house and are laid to lawn with shrubs, bushes and bounded by mature mixed hedging. The gardens feature a mature beech canopy, specimen Kilmarnock willow, flowering cherry and acer trees. A flagstone alfresco dining area is bounded by dwarf wall.

Land

Additional land could be made available by separate negotiation.

Deed of Conditions

Prospective buyers will be required to sign up to a deed of conditions which will set out the detailed rights, duties, and obligations applicable to owners within the buildings and the common areas at Ballochruin.

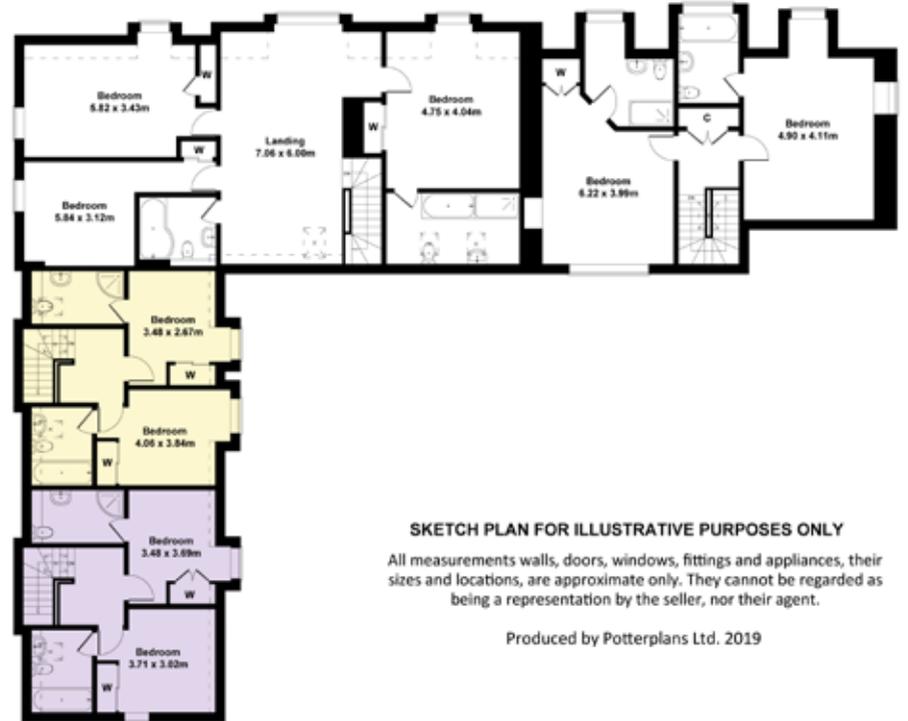




Floorplan and Site Location



GROUND FLOOR

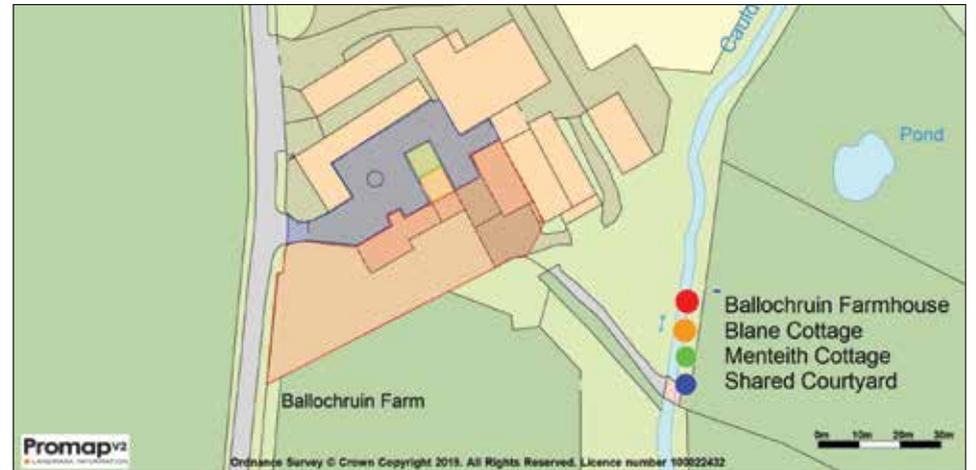


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



Local Authorities

Stirling Council, Viewforth, 14-20 Pitt Terrace, Stirling FK8 2ET. Telephone: 01786 404040.

Services

Private water supply, private drainage, oil fired heating, double glazing. The 2 sequenced boilers currently providing all three properties is located within Ballochruin. The properties are mostly to wet coiled underfloor to ground floor and traditional radiators to first floor. In the event of a lotted sale, prospective buyers of either Blane or Menteith will be required, at their own expense, to disconnect from the main boiler and install a dedicated air source boiler or electric system to either Blane or Menteith.

Note: The services have not been checked by the selling agents.

Council Tax

Ballochruin is in Council tax band G and the amount payable for 2019/2020 is £2,511.03 excluding drainage.

Blane has a current rateable value of £1,800.

Menteith has a current rateable value of £1,800.

EPC ratings

Ballochruin D67
Blane D68
Menteith D68

Timber

All fallen and standing timber is included in the sale insofar as it is owned.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

Minerals

The mineral rights are included in the sale insofar as they are owned by the seller.

IACS

Ballochruin is a registered Farm and the land is IACS registered. The farm code is 823/0005, there are no basic scheme payment entitlements available over the land at Ballochruin.

Health & Safety

Viewers are reminded to take extreme care during any viewings/inspections, especially around the farm buildings.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

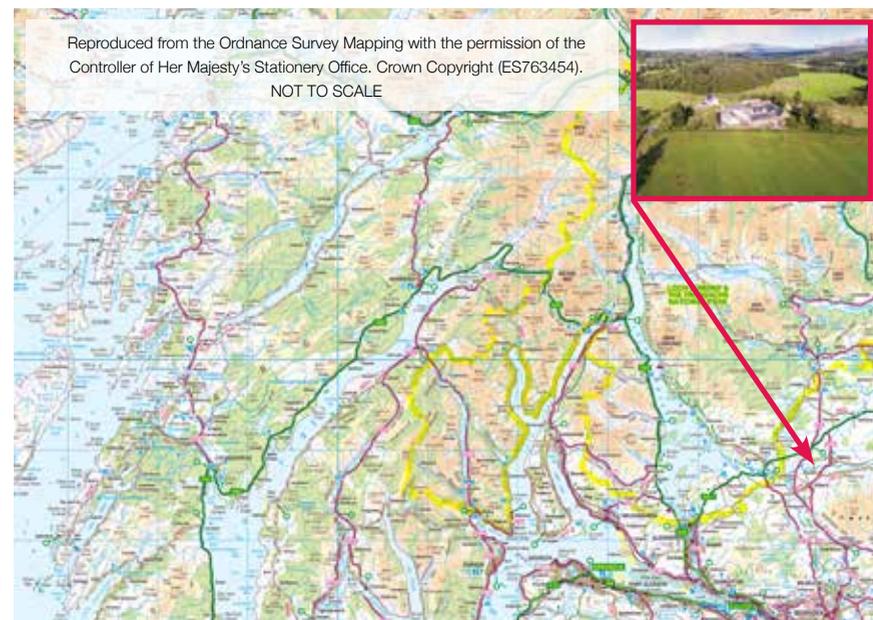
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



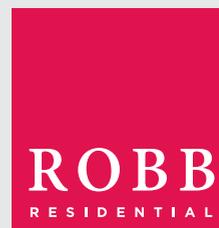
Travel Directions

From Glasgow proceed in a Westerly direction on the M8 motorway. Take the exit for the Clyde Tunnel and follow signs A739. Continue on the A739 for about 4.4 miles through the Clyde Tunnel and through Anniesland onto the Switchback Road to Canniesburn Roundabout in Bearsden. At the roundabout take the first exit onto the A809. Continue on the A809 for 9.9 miles. Turn left onto the B834 following signs Killearn. Travel for 2.1 miles to Killearn then turn left onto the A875. Continue for 0.9 miles then turn left at the three-way junction following signs Balfron Station. Continue along the minor road for 0.8 miles and once the Endrick Water is crossed, to find Ballochruin on the right hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken in August 2019.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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