



... a second generation
family business



Superb location with stunning views

Private and communal parking

First Floor Flat

Church Conversion

Character Property

Landscaped communal garden grounds

BALFRON - Flat 5, The Old Church, Spinner St. G63 0TP

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A DELIGHTFUL 1 BEDROOM FLAT HELD ON THE PREFERRED FIRST FLOOR AND WILL APPEAL TO FIRST TIME BUYERS OR INVESTORS, LOCATED IN THE CONVERTED OLD CHURCH JUST OFF THE MAIN STREET IN THE PICTURESQUE VILLAGE OF BALFRON WHICH PROVIDES AN EXCELLENT VARIETY OF LOCAL SHOPS AND AMENITIES

THE CONVERSION CONSISTS OF 11 APARTMENTS AND THE FLAT WE ARE OFFERING TO THE MARKETPLACE PROVIDES SCENIC VIEWS ACROSS TO THE CAMPSIES AND THE FINTRY HILLS . ACCESS TO ALL ROOMS IS VIA A LONG HALLWAY ON ENTERING THE PROPERTY AND THE ACCOMMODATION COMPRISES : A SIZEABLE LIVING ROOM, BEDROOM WITH BUILT-IN WARDROBES, SPACIOUS KITCHEN WITH RANGE OF BASE AND WALL UNITS, SHOWER ROOM WITH WC. THIS PROPERTY BENEFITS FROM PRIVATE AND ON- STREET PARKING.

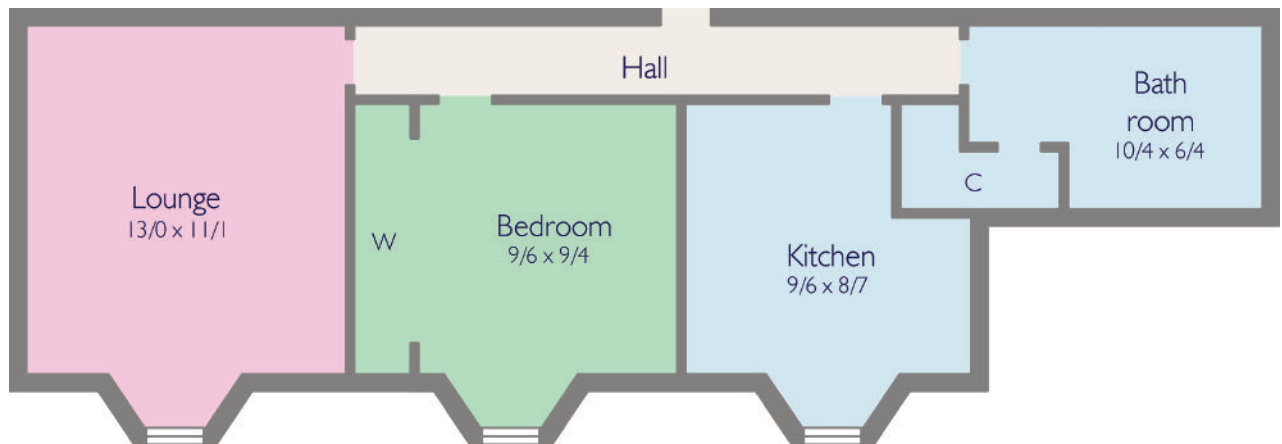








FLOOR LAYOUT



**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: G61 2DP

Services

The property is connected to mains water, electricity and drainage. Heating is by means of electric heating. The property benefits from UPVC double glazed sealed units throughout

Fixtures & Fittings included in the sale:

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

Vendor

Clients of G&S Properties

Negotiator

Mark Adams

Ref

1912



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Local Area

Balfroun is in the heart of Stirlingshire, 17 miles west of Stirling, surrounded by the delightful villages of Killearn and Drymen and the gentle rolling countryside known as The Campsie Fells. These local villages service the well renowned local High School of Balfroun and provide an easy and convenient bus route to the City Centres of Glasgow and Stirling.

Within easy reach of Glasgow, The Trossachs and Loch Katrine, and particularly handy for Loch Lomond which features Lomond Shores Visitor Centre, the National Park for nature walks and cycling as well as boat trips and fishing on the Loch. The West Highland Way crosses nearby at Drymen so this is also an ideal area for walkers.

The affluent village of Balfroun is popular with commuters who work in Glasgow or Stirling by day, but prefer the rural setting by night. A 30 minute drive will get you to the City Centre. An easy drive to Milngavie which is only 7 miles away, provides frequent train service to Glasgow and onwards to Edinburgh.

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

