

2 ALTON HOLDINGS

MILTON OF CAMPSIE, GLASGOW, EAST DUNBARTONSHIRE

2 ALTON HOLDINGS, MILTON OF CAMPSIE, GLASGOW, EAST DUNBARTONSHIRE

Detached villa in a country setting with development potential

Milton of Campsie 0.5 miles ■ Glasgow 11.8 miles ■ Stirling 18.7 miles

- 2 reception rooms. 4 bedrooms
- Beautiful rural setting
- View of the Campsie Fells
- Large 5.41 acre field
- More land available by separate negotiation
- Approved planning permissions
- Equestrian facilities

About 2.59 Ha (6.40 Acres)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket



SITUATION

2 Alton Holdings is located in a private position just to the south of the Campsie Hills within East Dunbartonshire. The property is located about half a mile east of Milton of Campsie and approximately 12 miles north of Glasgow. The property lies in an area of great natural beauty and tranquillity in an elevated position.

The village of Milton of Campsie offers a selection of local day to day amenities with the nearby settlements of Kirkintilloch, Kilsyth and Bishopbriggs offering a wider range of services and facilities. The nearest train stations are in Bishopbriggs, Lenzie and Milngavie. Glasgow Airport is 21 miles distant with Edinburgh Airport approximately 46 miles to the east. The property is well placed for access to the motorway networks and is within close proximity to the M80 and M73 providing swift access to the North and South.

CURRENT ACCOMMODATION

Ground Floor: Two reception rooms, Kitchen, Four double bedrooms, Two bathrooms and a WC.

PLANNING PERMISSION

Planning permission is granted by East Dunbartonshire Planning Authority for a high quality two storey modern villa. It's of a modern contemporary design with a charming appearance on the elevation fronting the road and more modern side and rear elevations with large areas of glazing to maximise daylight and outlook from the property towards the Campsie Fells. (Planning Reference: TP/ED/23/0242). The stables and outbuilding also have approved planning for conversion to further expand guest accommodation. (Planning Reference: TP/ED/22/0505).

GARDEN (AND GROUNDS)

The garden currently consists of landscaped grounds, a mix of hard standing and laid to lawn with ample space for several cars. Further to the garden there is a large field approximately 5.41 acres which is good grazing ground. All accessed via private gates and driveway. There is a 12.82 acre field to the east that is available to be purchased in addition.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	LPG	Band C	C71	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

G66 8AB

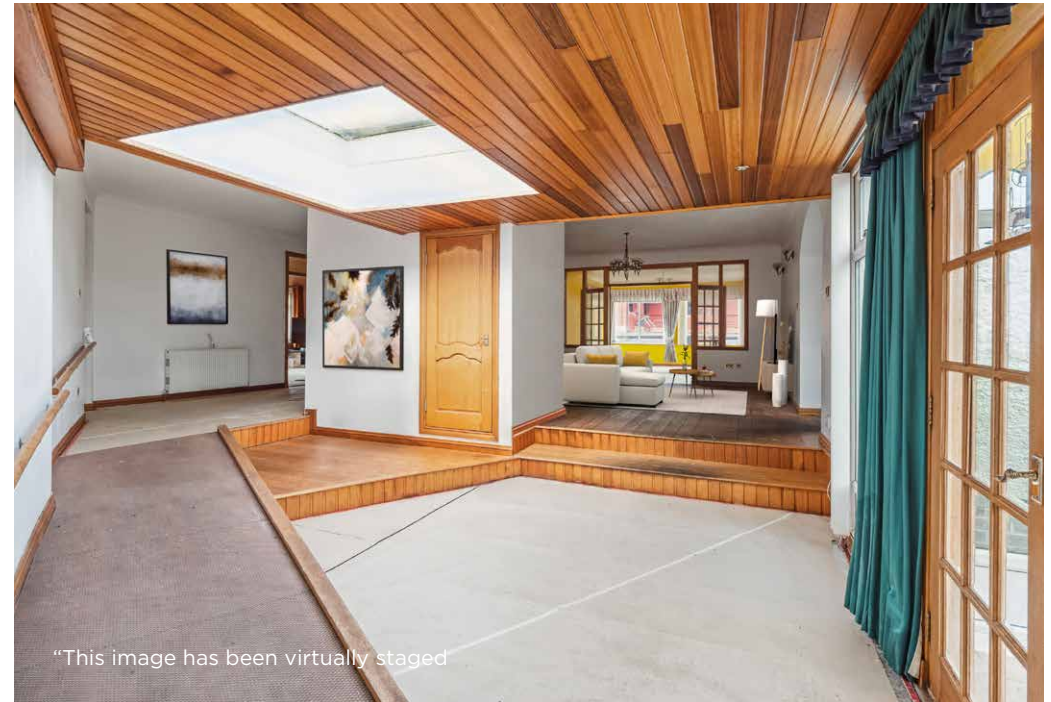
WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://what3words.com/cloak.firming.steams>

SOLICITORS

Victoria Lawson, McKee Campbell Morrison - The Hatrack, 144 St Vincent Street, Glasgow, G2 5LQ





"This image has been virtually staged"

LOCAL AUTHORITY

East Dunbartonshire Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

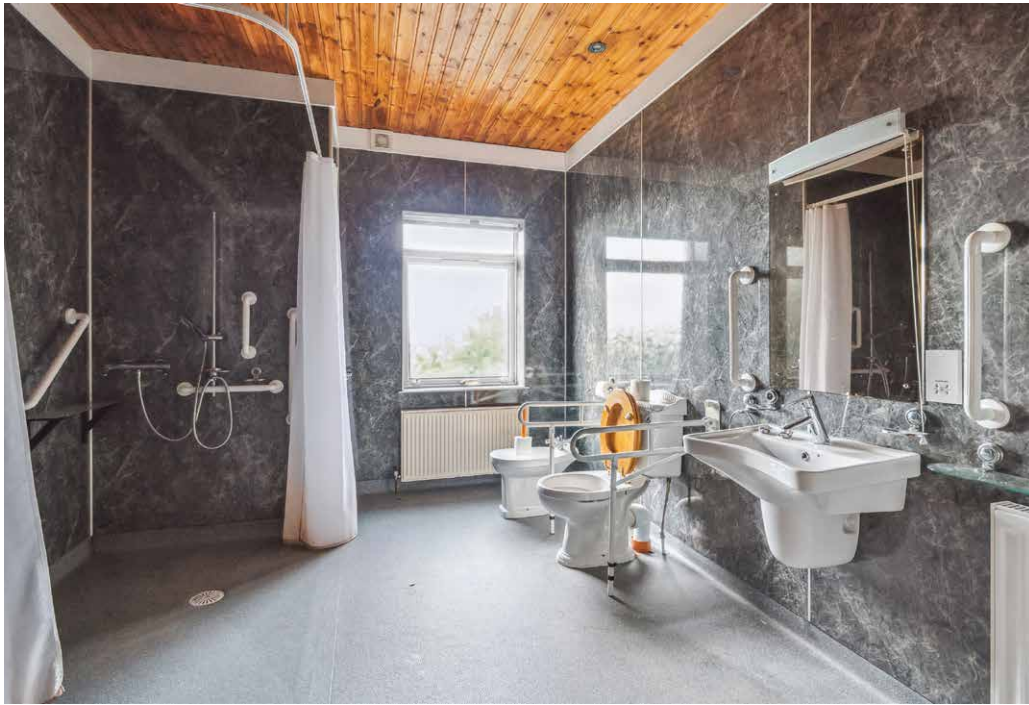
Failure to provide required identification may result in an offer not being considered.



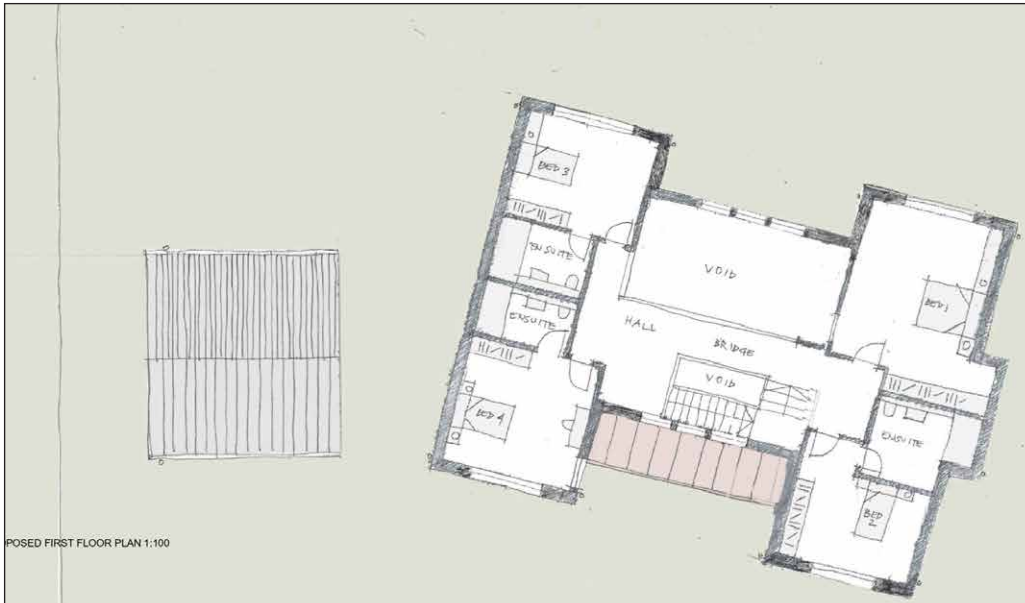
"This image has been virtually staged"



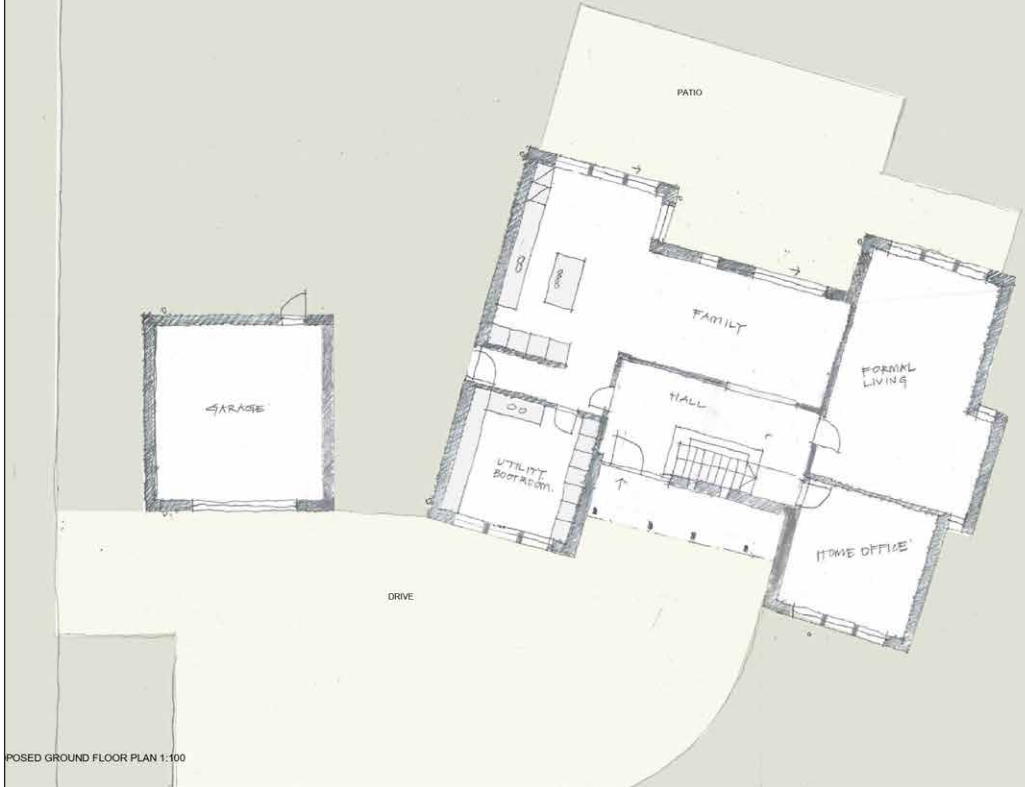
"This image has been virtually staged"



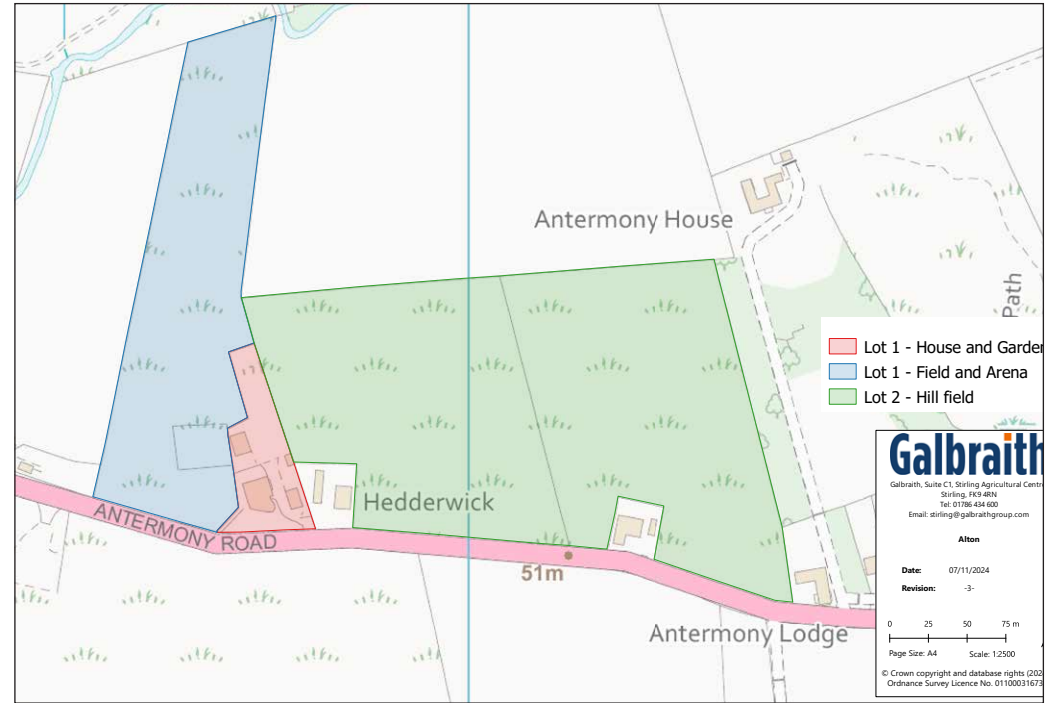




POSED FIRST FLOOR PLAN 1:100



POSED GROUND FLOOR PLAN 1:100





IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are of relevant concern or interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Galbraith