



GLENCLELAND HOUSE
LOCHARD ROAD, ABERFOYLE, STIRLING, STIRLINGSHIRE

Galbraith

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Large loch side home enjoying uninterrupted views of Ben Lomond

Aberfoyle 2.9 miles ■ Callander 14.2 miles ■ Stirling 22.4 miles

- 4 Reception rooms, 5 Bedrooms, 4 Bathrooms
- Detached stone built villa
- Professionally extended
- Tastefully modernised
- Beautifully landscaped gardens
- Gated access and private garage

Acreege 1.1 acres (0.44 hectares)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**





SITUATION

Glencleland House lies in a spectacular setting amidst some of Loch Lomond and The Trossachs national park's finest scenery with commanding views of Loch Ard and Ben Lomond. Although secluded Glencleland is highly accessible, with the attractive village of Aberfoyle being some 2.9 miles to the east, providing a good range of day-to-day facilities including a primary school, post office, supermarket, petrol station, and doctor's surgery as well as a number of B&B's. Both Glasgow and Stirling, can be reached in just under an hour by car, and both provide an excellent range of shops, retail outlets, and other professional services together with good nearby leisure facilities. There are also railway stations at Balloch and Stirling with regular services to both the north and south including overnight sleeper trains. The international airports of Glasgow and Edinburgh can be reached in approximately 1½ hours, and provide flights to UK, continental and international destinations.

There are a wide range of recreational opportunities in the locality. These include hill walking, fishing, cycling, and water sports may also be enjoyed on the local Lochs.

DESCRIPTION

Glencleland House is a beautiful stone built detached villa. The property is finished to a very high standard with modern bathroom, shower rooms, and ensuite. Siemens appliances fitted in the kitchen to include; double oven, fridge, freezer, dishwasher, and hob.

ACCOMMODATION

Ground Floor: Dining kitchen, lounge, living room, study/dining room, utility room, and shower room.

First Floor: Master bedroom, ensuite, bedroom two, bedroom three, bathroom, and store room.

Second Floor: Bedroom Four, Bedroom Five, and Shower Room.



GARDEN (AND GROUNDS)

Set within expansive grounds the gardens at Glencleland are well manicured, the front lawn has a large patio perfect for outdoor entertaining. To the rear behind the garage is an enchanting woodland to explore.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Gas	Band H	Band	FTTC	No

FLOOD RISK

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

POST CODE

FK8 3TJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/tonic.alpha.carry>

SOLICITORS

Jason Scott - Warners LLP, 22 St Patrick Square, Edinburgh, EH8 9EY

LOCAL AUTHORITY

Stirling 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

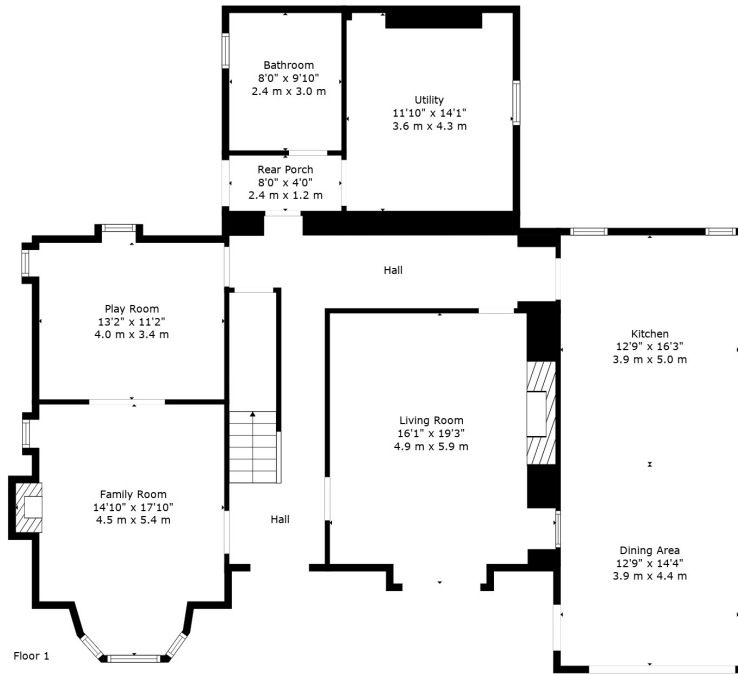
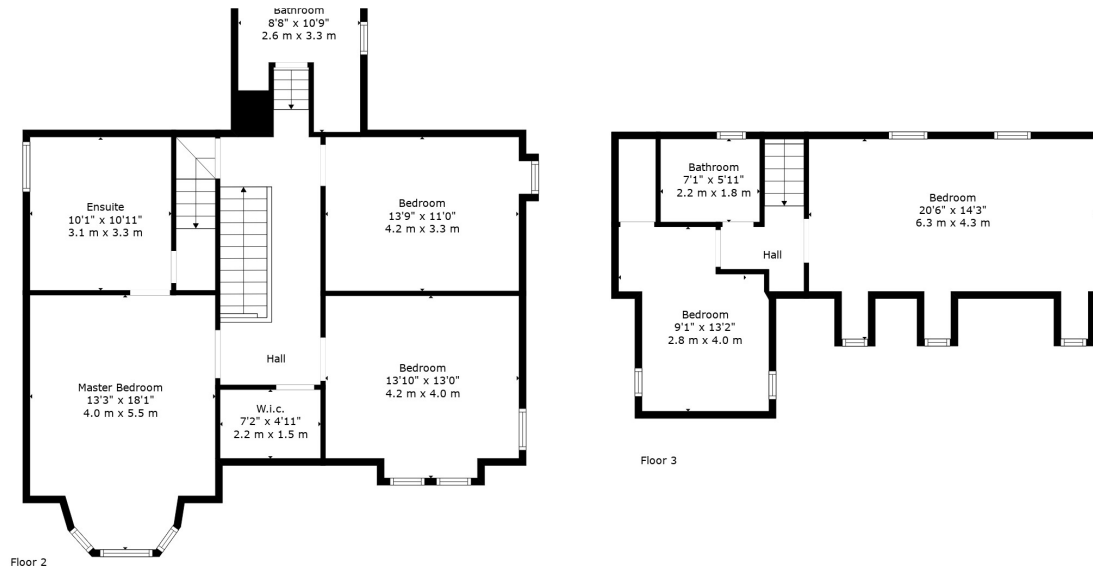
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your 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. 8. Photographs taken in September 2024.



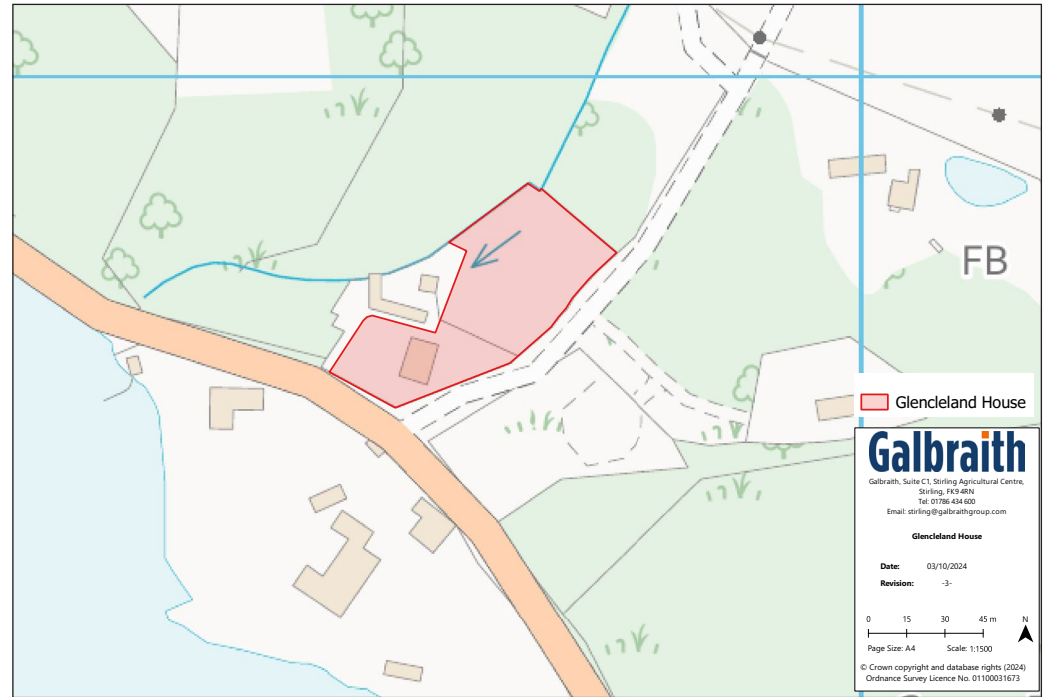




TOTAL: 2959 sq. ft., 275 m²









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