

Hut No 129

CARBETH COMMUNITY HUTTING SITE,
CARBETH GUTHRIE ESTATE, GLASGOW, G63 9AT



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Utterly charming holiday home log cabin, incredible value,
stunning location on the famous Carbeth Guthrie Estate*



The accommodation consists of a 21 square metre open-plan holiday lodge. Constructed only 4 years ago to a solid specification from FSC Scandinavian spruce. 68 mm double interlocking logs cut to precision, combine with insulated floors and ceiling to offer a surprising cosy, completely unique and highly affordable holiday home experience. Argon-filled 16mm thermal glass fill the doors and allow the space to be flooded with natural light. The roof is covered in high-quality bitumen roof shingles.

THE LODGE



There's plenty of space with 4.5-metre walls, 2.8-metre ridges and eaves at 2.21-metres. The log burner provides heat in the evenings or when required through the seasons other than the summer. It makes a completely unique and highly affordable place to get away from the hustle and bustle of life. So much so, the lodges charm even appealed to the children's BBC programme 'Let's Go For a Walk' and was featured as 'Hamza The Forest Rangers Hut' (still accessible through iplayer).



The Lodge is surrounded by incredible nature and stunning landscapes, to the front you will find a raised veranda area with seating where you can sit and watch the world go by. There is parking for vehicles near the lodge.

The lodge can provide near all-year-round accommodation, a part-time holiday home base close to the major attractions in West Central Scotland near the gateway to the Highlands, or can be used by friends and family. The Hutting Community do not allow the lodges to be rented out.

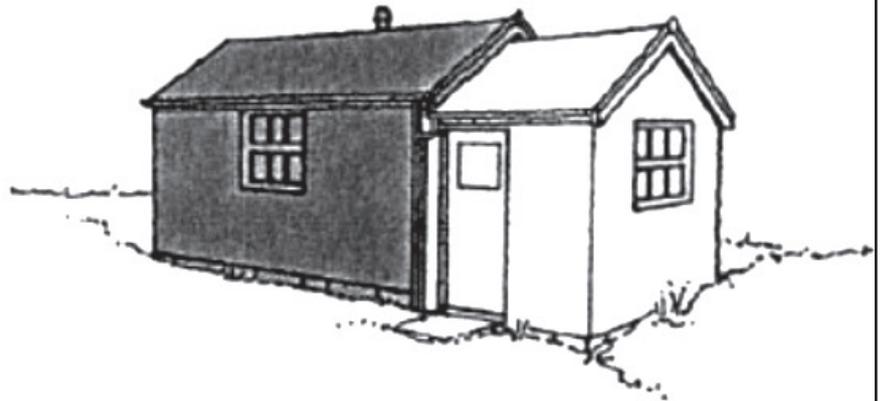
This is an excellent opportunity to invest in a great low-cost holiday home and given the location, it will be a real experience you will want to repeat again and again. We believe you will adore it as much as we do. After all, Hamza The Forest Ranger lived there!



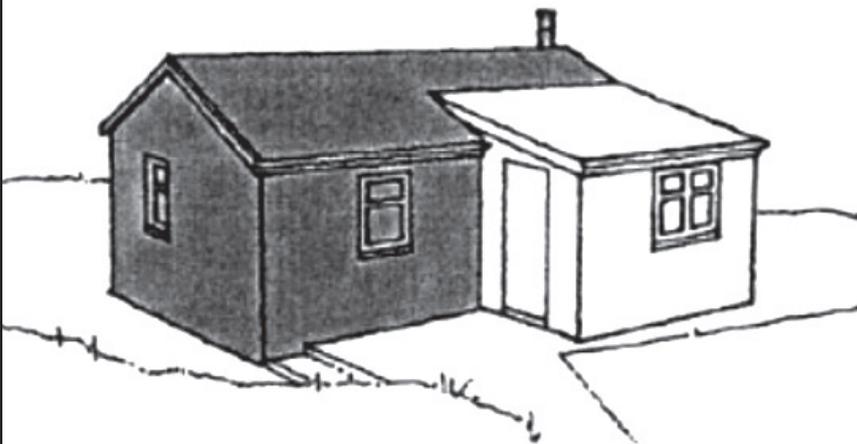
ADDITIONAL EXTENSION

Small extensions to Carbeth huts are permitted which can increase the living space, as areas can be built onto the main building. The 60ft x 60ft land perimeter on the site would allow for an additional kitchen, bathroom or bedroom to be developed in accordance with Stirling Council planning regulations.

Small matching pitched roof extension using a change in floor level to maintain the identity of the original hut



Simple extension with mono pitch roof creating L-shape floor plan and allowing form of the original hut to remain distinctive



Mono-pitched double extensions retaining a compact plan form and a minimal effect on the form of the original unit



Examples of small extensions which meet the criterion for providing additional floor area without significantly increasing the scale or obliterating the form of the original hut.

THE LOCATION

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this immaculate turn-key holiday lodge, situated on the famous Carbeth Community Hutting site on the Carbeth Guthrie Estate, Blanefield, near Glasgow.





Beautifully nestled amid stunning landscapes this wonderful community shares a real passion for the outdoor lifestyle and has been faithfully serving like-minded health-conscious individuals for over 100 years. The famous West Highland Way Scotland's first long-distance footpath which runs from Milngavie to Fort William also passes nearby.




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