




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

2 Culcreuch Avenue

FINTRY, STIRLINGSHIRE, G63 0YB



THE LOCATION

Nestled in the strath of the Endrick Water, between the Campsie Fells and the Fintry Hills, yet only nineteen miles north of Glasgow and fourteen miles from Stirling, Fintry is a rural idyll.

Fintry developed following the establishment of the Culcreuch cotton spinning mill in the eighteenth century. A small village with a big personality, the village main street has been designated a conservation area due to its historic significance, here you will find examples of mill workers houses and, the landmark, Fintry Bridge.

Today, Fintry provides the perfect escape from city living, with hills to climb, lochs to fish and riverbanks to explore- there is plenty of “back to basics” fresh air fun to enjoy. The imposing Culcreuch Castle is now a hotel and popular wedding venue and the Fintry Inn offers the warm welcome you would expect from a village pub.

Home to Strathendrick Rugby Club and Fintry Bowling Club, the Women’s Guild, an amateur dramatic society and a fantastic community sports centre, there is something for everyone in Fintry.

There is a primary school in the village with a nursery class annexe and the village is within the catchment area of Balfron High School, for which a school bus is provided.

THE PROPERTY

McEwan Fraser Legal are delighted to offer to the market this wonderful three bedroom semi-detached villa, set in idyllic Fintry. The property itself has a strong emphasis on the creation of easily managed and free-flowing space on a bright and fresh layout and is fit for today's modern living. Room usage can be adapted to suit the individual purchasers need and will comfortably provide for a growing family.

The property is formed over two levels and consists on the ground floor of a welcoming hallway, well-proportioned lounge with ample room for almost any furniture configuration, The shower room consists 3 piece suite with corner shower. The spacious kitchen includes a good range of floor and wall mounted units with matching worktop. It further benefits from an integrated oven, hob and extractor hood. The rear garden can also be accessed from this area. The upper floor provides three generous bedrooms, two have a rear garden aspect with the master having views over the front garden. Warmth is provided by a central heating system and double glazing has also been installed.

To the front of the home are attractive low maintenance gardens. A driveway to the side provides off-street parking. To the rear of the home are more extensive private gardens which enjoy a peaceful tree-lined backdrop. The gardens have been fully enclosed by substantial timber fencing to provide a child-safe environment and consist predominantly of lawn with bright patio and mature shrubs.



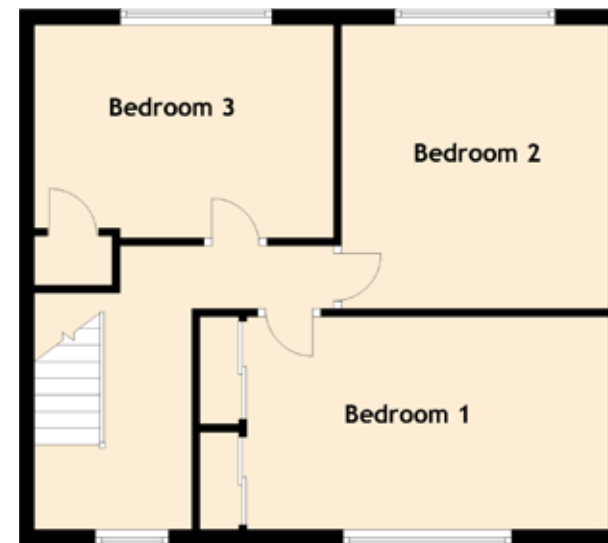
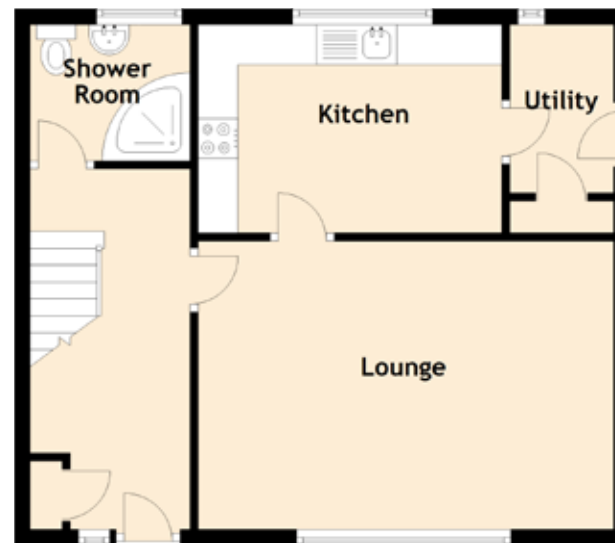
*“...this
wonderful
three bedroom
semi-detached
villa, set in
idyllic Fintry...”*



BEDROOMS & SHOWER ROOM



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 5.20m (17'1") x 3.60m (11'10") |
| Kitchen | 3.80m (12'6") x 2.60m (8'6") |
| Utility | 2.10m (6'11") x 1.30m (4'3") |
| Bedroom 1 | 4.50m (14'9") x 2.70m (8'10") |
| Bedroom 2 | 3.60m (11'10") x 3.40m (11'2") |
| Bedroom 3 | 3.80m (12'6") x 2.70m (8'10") |
| Shower Room | 2.00m (6'7") x 1.70m (5'7") |

Gross internal floor area (m²): 94m²
EPC Rating: D



McEwan Fraser Legal


Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.




 Text and description
ALAN DONALDSON
 Surveyor


 Professional photography
CRAIG DEMPSTER
 Photographer


 Layout graphics and design
ALAN SUTHERLAND
 Designer