

# Plot of Land

ADJACENT TO AUCHINEDEN GARDEN COTTAGE,  
AUCHINEDEN, BLANEFIELD, STIRLINGSHIRE G63 9AX



*A unique opportunity to purchase a secluded plot of land with planning consent, in an exclusive and idyllic countryside setting, within easy commutable distance of Glasgow, Edinburgh and Central Scotland. Benefiting from magnificent, uninterrupted, panoramic views over Glasgow, the Campsie Hills and Forth Valley, this plot sits within the historic Auchineden Estate on the outskirts of the Loch Lomond and Trossachs National Park.*



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Positioned within the grounds of an old country estate, the stone pillared entrance opens to an impressive tree-lined, shared-access private driveway leading to the plot's own entrance driveway. Enjoying privacy and an elevated situation this plot of land (approximately 0.43 acre), is further enhanced by established Lime, Oak, Beech and Sycamore trees, and comes with full planning permission for a substantial 3 bedroom home. The approved planning application and all associated documents can be viewed online on Stirling Council's Planning portal using the reference 14/00548/FUL

# THE PLOT









The plot is perfectly positioned to take advantage of spectacular uninterrupted panoramic views of The Campsie Hills, Forth Valley and Glasgow.

# THE VIEWS

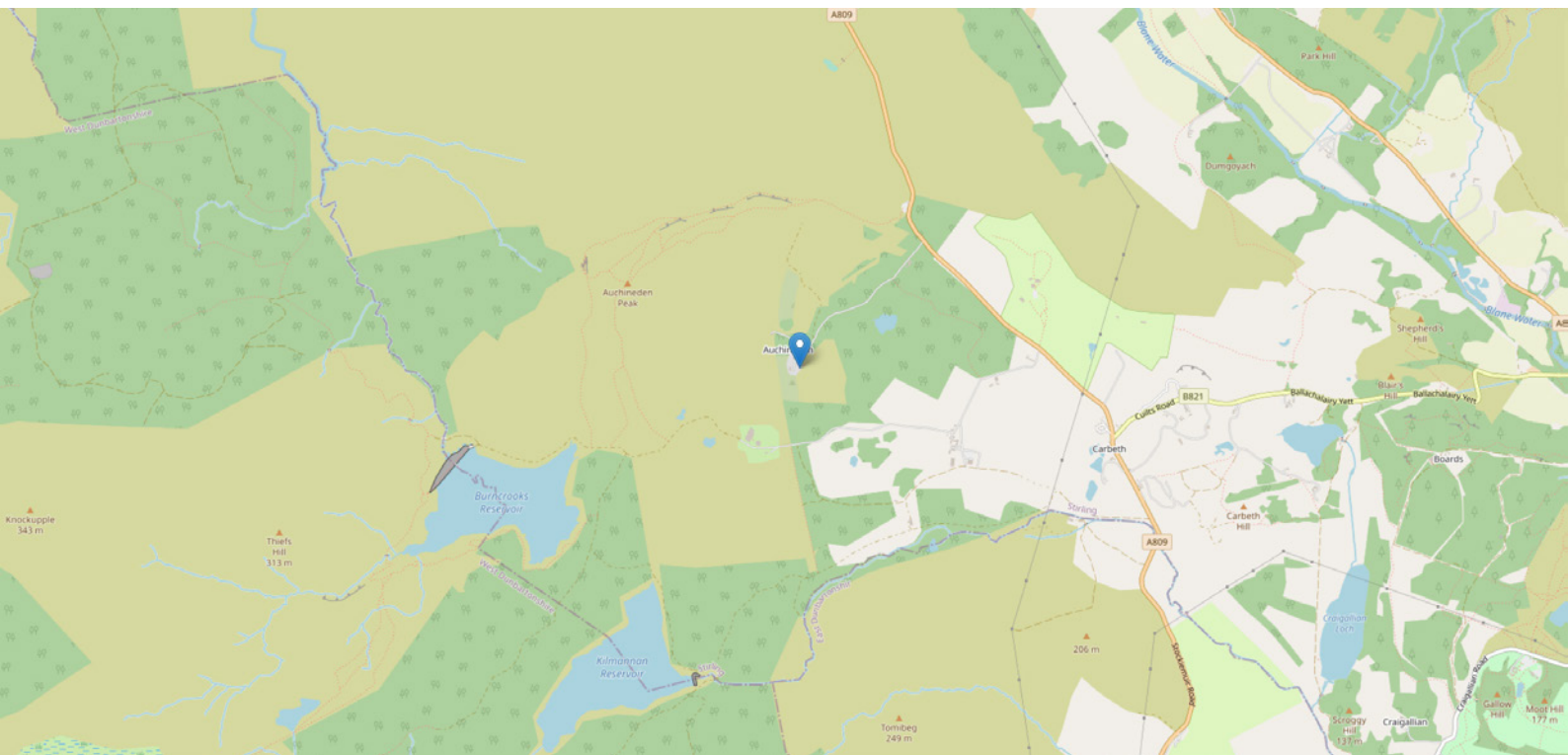
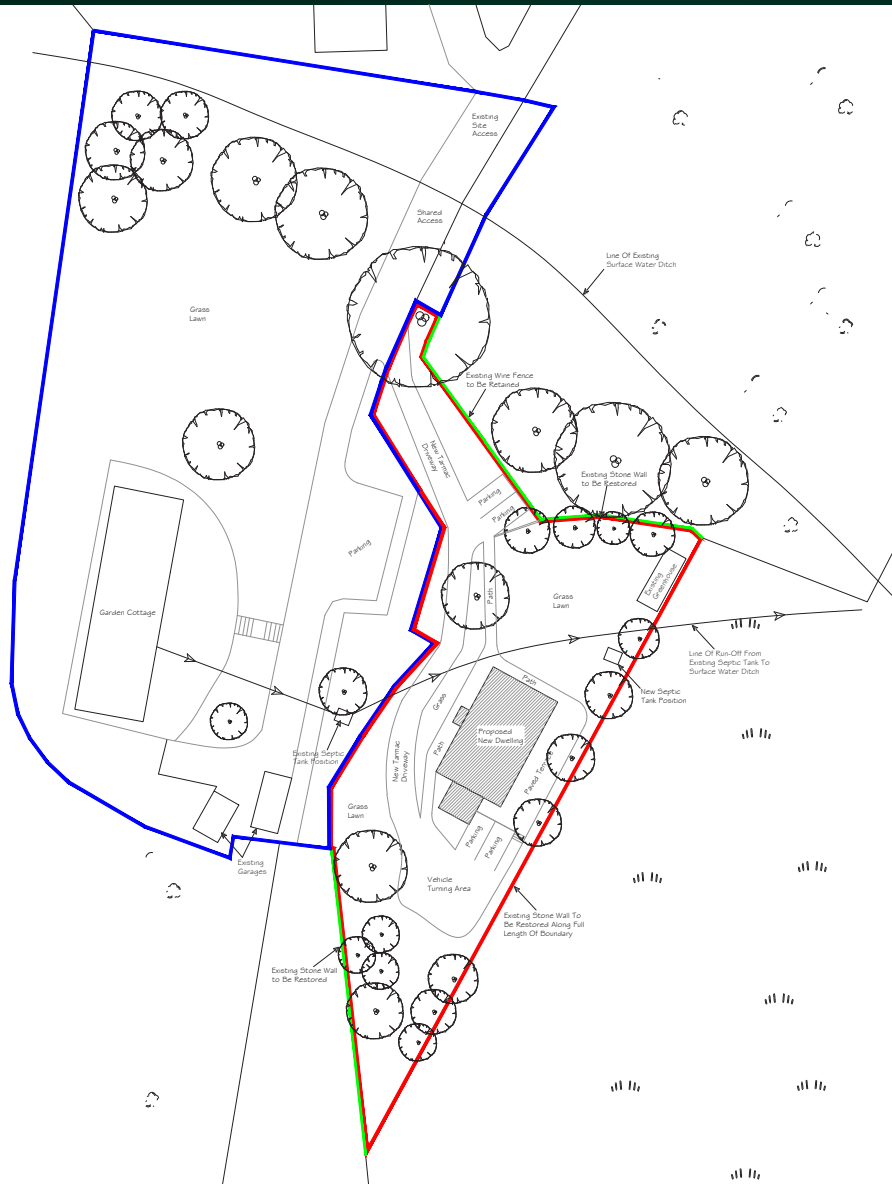








# SITE PLAN & MAP



# THE LOCATION

The plot is perfectly positioned for access to West and Central Scotland, and Loch Lomond and the Trossachs National Park. Local opportunities for outdoor pursuits include Golf, Sailing, Skiing, Cycling, Rambling and Equestrianism. In addition to local schools in Strathblane, Killearn and Balfron, there is a wide selection of highly regarded private schools at both primary and secondary level, within easy access of the plot. The nearby villages of Strathblane, Blanefield, and Killearn offer a range of local services and shops. Auchineden is close to both Milngavie and Bearsden, which offer extensive shopping opportunities along with frequent and direct train services to Glasgow and Edinburgh.

**All viewings are strictly by prior appointment only.**



  
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**Part  
Exchange  
Available**



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