



Muirpark Way, Drymen, G63 0DX

welcome to

Muirpark Way, Drymen

An exquisite 4 bedroom detached family home, which is ideally located in a popular residential locale. The property perfectly epitomises both contemporary & versatile accommodation, allowing for a comfortable living space for families seeking a high-quality home. Viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This truly stunning & spacious detached house, is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property initially consists of an eye-catching Kitchen/Breakfast Room; this is a truly stand-out feature & the contemporary design makes this Kitchen one to enjoy; impeccably tailored with an array of wall & base units, fitted worktops & integrated appliances to include double oven/hob, fridge/freezer & dishwasher, the Kitchen provides space, convenience & storage in abundance. To keep your Kitchen chore & clutter free, there is a separate Utility Room, with a door leading out to the rear of the property. Next, we gravitate to the elegant & sophisticated Sitting/Dining Room; this room has become the sociable hub of the home, ensuring that this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day, whilst also providing the perfect ambience in which to relax & unwind. Windows & patio doors to the rear aspect, allow light to flourish into the room & in the warmer seasons, step out onto the raised seating area; this makes ideal space for alfresco dining as well as a delightful space to enjoy the outlook over the rear garden. Retracing our steps back to the inner hallway, you will find a WC & stairs leading down to the Utility Room plus access to a Bedroom/Gym, with steam room & sauna - however, this room offers a multitude of possibilities & could easily be adapted to alternative usage, depending on your lifestyle needs & due to the substantial living accommodation on offer throughout the home.

We then ascend the staircase to the upper levels, where you will find a further 3 well-proportioned Bedrooms, each of which benefit from their own En Suite facilities. The home is presented to an excellent standard throughout, with bright fresh décor; the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. There is a good range of in-built storage space to be found throughout & the property further benefits from a gas central heating system. Viewing is highly recommended to truly appreciate all that this spectacular home has to offer.

To the front of the property there is a lawn area, plus a driveway providing off convenience. The garden to the rear of the property, is a further stand-out feature of this lovely home, it must be said that it is a credit to the current owner that they have resourcefully created garden which offers a multitude of areas to enjoy. The design of the garden has been fashioned to introduce various seating areas to ensure that throughout the course of the day there is always a delightful space to capture the sunlight coming into the garden. The garden further benefits from a large lawn area, with shrubs & borders. Any prospective buyer with a passion for gardening or who simply desires a wonderful outside space to enjoy, will be wholly impressed by what the owner has imaginatively created.

The popular village of Drymen is located to the south-east of Loch Lomond, providing access to the countryside, but also close proximity to local amenities. The village offers local shops, pubs & cafés, whilst a wider range of facilities available in nearby Milngavie or Dumbarton. Balloch train station offers regular rail links to Glasgow for the commuter & there are local bus routes. Schooling is available locally at Drymen Primary, with secondary education at Balfron High School.



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Ground Floor

Kitchen / Breakfast Room

12' 10" x 12' 7" (3.91m x 3.84m)

Sitting / Dining Room

22' 4" max x 16' 8" max (6.81m max x 5.08m max)

WC

Bedroom / Gym

11' 7" x 10' 5" (3.53m x 3.17m)

Utility Room

7' x 4' 8" (2.13m x 1.42m)

Upper Floors

Bedroom

12' x 11' (3.66m x 3.35m)

En Suite

Bedroom

15' 8" max x 13' max (4.78m max x 3.96m max)

En Suite

Bedroom

15' 3" x 12' 11" (4.65m x 3.94m)

En Suite



welcome to

Muirpark Way, Drymen

- Impressive 4 bedroom detached family home
- Modern Kitchen/Breakfast Room & spacious Sitting/Dining Room
- 3 Bedrooms, each with an En Suite plus Bedroom 4 / Gym, with steam room & sauna
- Driveway & attractive rear garden
- Contemporary & versatile living

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£379,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ST1110402 - 0005

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