





Enjoying a truly idyllic setting, a stunning three bedroom semi-detached home overlooking Carbeth Loch and the surrounding countryside. Forming part of a small courtyard steading development of only five properties, Earlbeg was originally a semi detached cottage and has been transformed by an extensive programme of refurbishment and extension and now offers a quite striking family home within and unrivaled setting. Although semi-rural with spectacular views, this peaceful location is a short distance from the village of Blanefield and is easily commutable to Milngavie and Bearsden. The adjoining villages of Strathblane and Blanefield offer an array of local amenities including the renowned Strathblane primary school which feeds in to the award winning Balfron High School. There are a range of local shops, pubs, eateries, a library and a park. For the outdoor enthusiast, the setting almost speaks for itself and the West Highland Way bypasses Carbeth Loch and not only continues to the North of Scotland but also provides a lovely walking route into Milngavie itself. Cuilt Road meets the Stockiemuir Road/ A809 to the West providing a useful link to Bearsden, Milngavie, Glasgow and Glasgow Airport and to the East, Cuilt Road enters the villages of Blanefield, Strathblane and a further 3.5 miles from there, Milngavie.

A lengthy gravel driveway is bordered on either side by two lovely stone walls and leads to a parking area providing visitors and residents parking allocation. There are shared, lawned gardens to the side and beautifully kept private, south facing gardens to the rear. Predominantly lawned, there are expansive slabbed patio areas

accessed through several sets of French doors and further seating options include an area of timber decking providing a stunning vantage point from which, to enjoy the views of the loch. The gardens are complimented by a periphery of plants and shrubs and a boundary fence.

Internally, this stylish home is finished in light, neutral tones and offers an extremely versatile family home of six principle apartments over three levels. The accommodation comprises entrance hall, lounge which is bathed in natural light and enjoys dual aspects through several windows and two sets of glass and UPVC French doors. The family room (could form a further bedroom if so required) offers further French doors to the garden as well as a focal point fireplace with multi-fuel stove. The kitchen offers an integrated oven and hob, under unit lighting and enjoys lovely views through an open hatch window to the French doors at the far end of the lounge. The kitchen is open to the dining area off which, is a fitted utility room. Across two further levels, there are three bedrooms, the magnificent master bedroom has been orientated to maximize the views with a broad window facing West and French doors open to a South facing Juliet balcony overlooking the loch. The master bedroom has an adjoining dressing area, there are several storage cupboards on each level, bedroom two has an en suite shower room and there is a further family bathroom. Highly efficient UPVC double glazed windows and doors are installed and there is a gas fired central heating system.



Viewing

By appointment please through
Clyde Property Bearsden

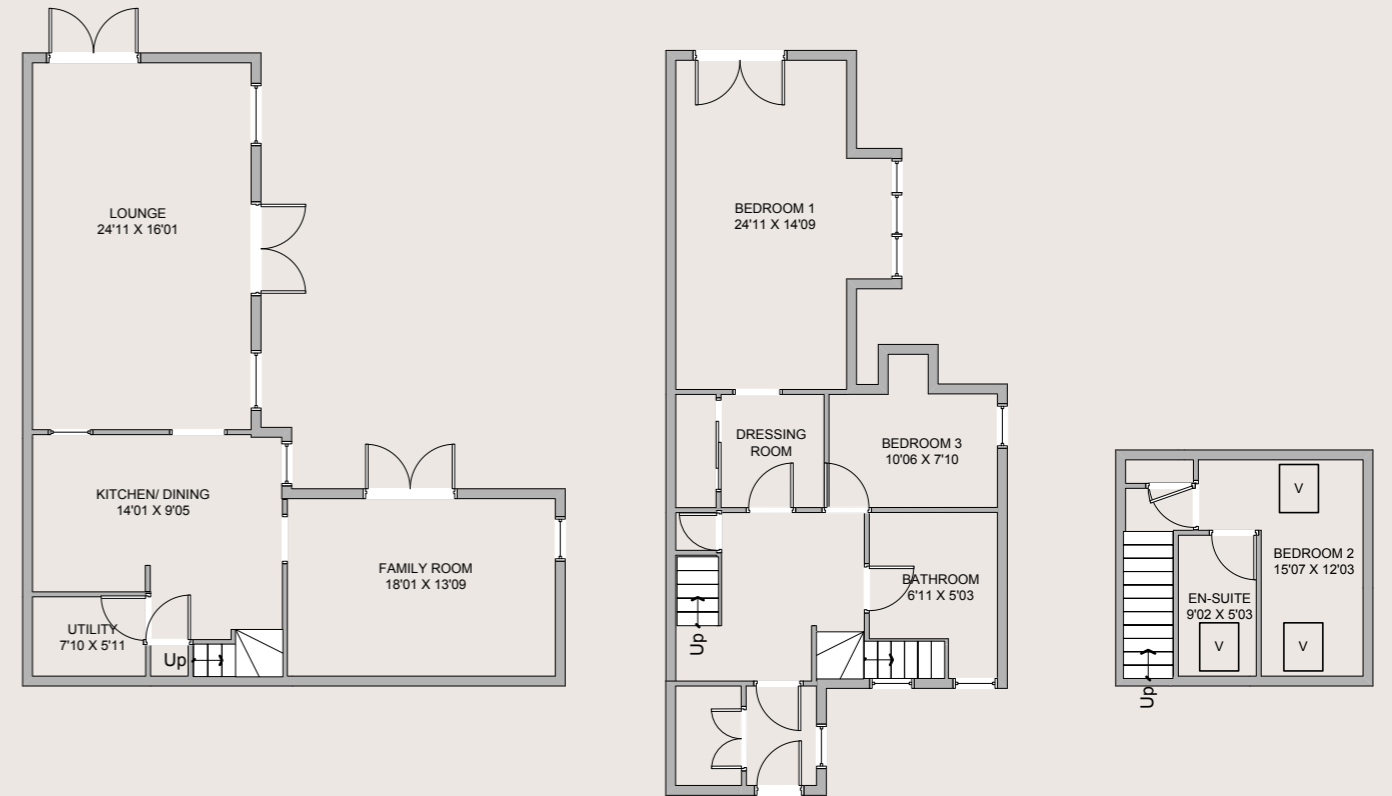
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we're available till 8pm every day

EER Rating Band D

Property Ref BN7801







PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material





Earlbeg, Cuilt's Road, Easter Carbeth
Blanefield G63 9AS



From Clydes office on Drymen Road Bearsden, proceed northbound through Bearsden Cross and turn right, next to Bearsden Academy, onto Stockiemuir Road/ A809. Continue for 4.5 mile passing Hilton Park Golf Club and the Carbeth Inn on your right after which, turn right onto Cuilt's Road/ B821. After three quarters of a mile, just as Carbeth Loch comes into view, Easter Carbeth is on your right hand side. The property is directly facing you at the end of the driveway.



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