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Kilwinnet Farm Steading, 63 Strathblane Road **Campsie Glen**



Kilwinnet Farm Steading, 63 Strathblane Road, Campsie Glen G66 7AX

Occupying arguably the finest position within this courtyard steading conversion, an impeccably finished and upgraded, three bedroom home with south facing balcony affording magnificent, panoramic views. The former Kilwinnet Farm was converted in 2003/2004 into a beautiful steading development finished in a mixture of exposed stone and fresh render and is formed around a central courtyard featuring a small wishing well. The former dairy, number 63 occupies a superb corner position featuring a larger garden and a south facing balcony offering uninterrupted views across the Finglen Burn and surrounding fields in the direction of Lennox Castle. The current owners' meticulous attention to detail extends to the exterior. A professionally landscaped paved patio provides an ideal platform from which to enjoy the views and sits next to two ponds designed and installed by water landscaping expert "Splash Gordon". These are bordered by well stocked borders of plants, shrubs and small trees. There is external lighting, bordering fencing and a garden access gate. Residents parking and ample visitor parking lie adjacent to the home and is complimented by post lighting. Expansive communal areas are complimented by a stone wall surrounding the development and the views can be enjoyed in every direction. There is a private garden store as well as a communal storage unit.

Inside, the layout and orientation have been thoughtfully designed to maximise the views and light. The specification is immediately evident as you enter the entrance hall where you are met by solid oak floors, 10'10" ceiling heights and solid wood internal doors throughout. The accommodation continues to the heart of the home - the refitted dining kitchen of almost 24ft in length (installed in 2013 and updated in October 2017), is completed with white gloss units, Silestone surfaces and sink, under unit lighting and a range of integrated appliances. A double-glazed door provides direct access to the patio and garden. The kitchen/dining area is warmed by under floor heating from the gas combination boiler and operated by a digital wall thermostat. The adjoining utility room features a practical

clothes drying pulley. The hall leads to a sitting room/third bedroom with French doors into the gardens, a further double bedroom and a beautifully tiled family bathroom with heated towel radiator. There are several storage cupboards and stairs lead to a galleried landing off which is the lounge. On entering your attention is immediately drawn to the full wall of glass at the far end and the French doors which open to the stunning, glass fronted balcony (measuring 16'2" x 6'1") offering spectacular views. The lounge is flooded in natural light enjoying dual aspects with views south and west. It is further complimented by ceiling downlights and a focal point fireplace with a gas fire. Finally, the master bedroom offers extensive storage with a full wall of fitted drawers, fitted wardrobes and benefits further from an en-suite (fitted in autumn 2014) with contemporary white suite, mains shower, heated towel rail and electric, under floor heating. There is a gas fired central heating system powered by a modern, combination, condensing boiler installed in 2013 and the specification also includes efficient double-glazing.

The idyllic location at the foot of the Campsie Fells is surrounded by picturesque scenery and although peaceful, is well-placed for a wide selection of local services including those in the neighbouring villages of Lennoxton, Strathblane and Blanefield including shops, eateries, supermarkets, library, churches, medical centre and Campsie golf course. A lovely walking path runs just to the south of Kilwinnet Steading along the route of the old Strathkelvin railway line. This provides an attractive walking or cycling route which is part of the John Muir Way and the Thomas Muir Heritage Trail. Major road networks provide easy access onwards to Milngavie, Bearsden and Glasgow City Centre and train stations can be found in Milngavie, Lenzie and Bishopbriggs. A regular bus service from Clachan of Campsie provides access to Glasgow City Centre via Kirkintilloch and Lenzie.

EER rating : Band C

Property reference : BM8093

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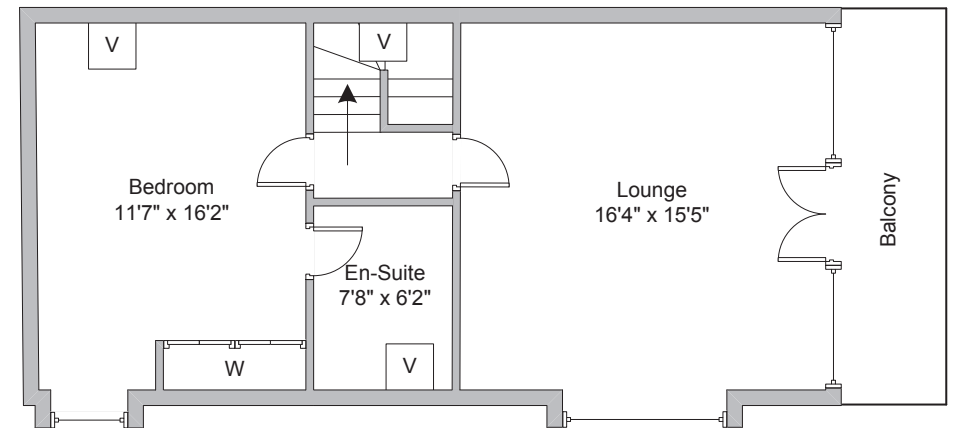
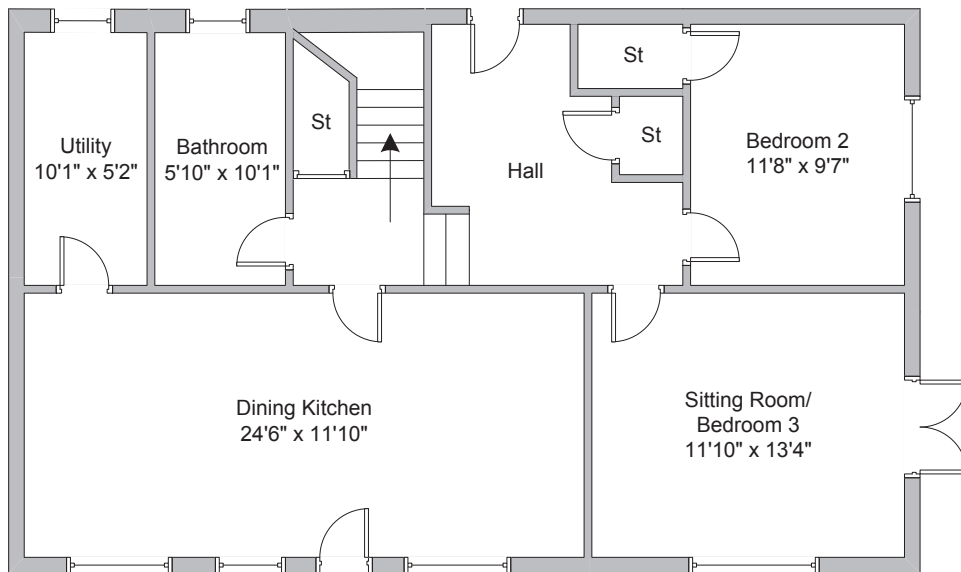












Approximate gross internal area 1528.3 sq ft - 142 sq m



Property location



When travelling from Milngavie, proceed along Strathblane Road/A81 for approximately four miles reaching the village of Strathblane and take the second exit at the roundabout next to the Kirkhouse Inn, on to Campsie Road/A891. Continue for approximately three miles after which, Kilwinnet Farm Steading lies on your right hand side.



Find out more...

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