



**M**  
**BK Wilson**  
SOLICITORS

**Linked Bungalow**  
15 Winnock Court, Drymen , Glasgow G63 0BA  
**Offers Over £185,000**



Situated in a quiet, rural location, yet close to local village amenities, this lovely linked bungalow is within a private development and viewing is strongly recommended to appreciate. There are a variety of outdoor amenities on the doorstep, including the West Highland Way and Loch Lomond & Trossachs National Park, with Loch Lomond being approximately 15 minutes by car. Equestrian pursuits are catered for as well as golf and fishing. The village itself has local shops, restaurants and bars which cater for most requirements and include the Buchanan Arms Hotel, which has a leisure complex, and the Winnock Hotel. There is a local primary school and the secondary school is Balfour High School. Local bus services give access to the surrounding area as well as to Glasgow and Stirling. For those who commute, the road and motorway network give access to most centres of business throughout the central belt.

#### ACCOMMODATION

The bungalow is set within a lovely courtyard and cul de sac location within a quiet and popular part of the village. Entrance is from the courtyard via the front porch, which has a ceramic tiled floor and external light fitting. The reception hallway, with storage cupboard, gives access to all apartments. The lounge has two double glazed windows to the side and overlooks private gardens with a further double glazed window overlooking the front of the property. The spacious kitchen has a double glazed window overlooking the courtyard and has a range of wall

mounted and floor standing units with counterheight worksurfaces. Electric ceramic hob, oven and cooker hood together with "Beko" fridge and "Indesit" washing machine are included. The four piece bathroom is fully tiled and comprises a shower cubicle with "Mira" shower, low flush WC, bath and vanity wash-hand basin. The large master bedroom has built-in wardrobes, giving ample storage space. The second bedroom has a double glazed window and UPVC door with stairs leading to the rear garden (also accessible externally via private side-gate). There is a small storage cellar under the stairs. The rear garden is enclosed with trees and laid out with shrubs and chips. The single lock-up garage is located to the front of the property with ample shared parking for visitors. Included in the specification is electric wet central heating, double glazing and private garden.

#### E P C - F

#### MEASUREMENTS

Reception hall	12'6 x 6'5 (at widest)
Lounge	19'2 x 12'8
Kitchen	10'6 x 9'10
Bathroom	8'8 x 6'9
Master Bedroom	15' x 12'8
Bedroom two/study	10'6 x 10'4 (at widest points)

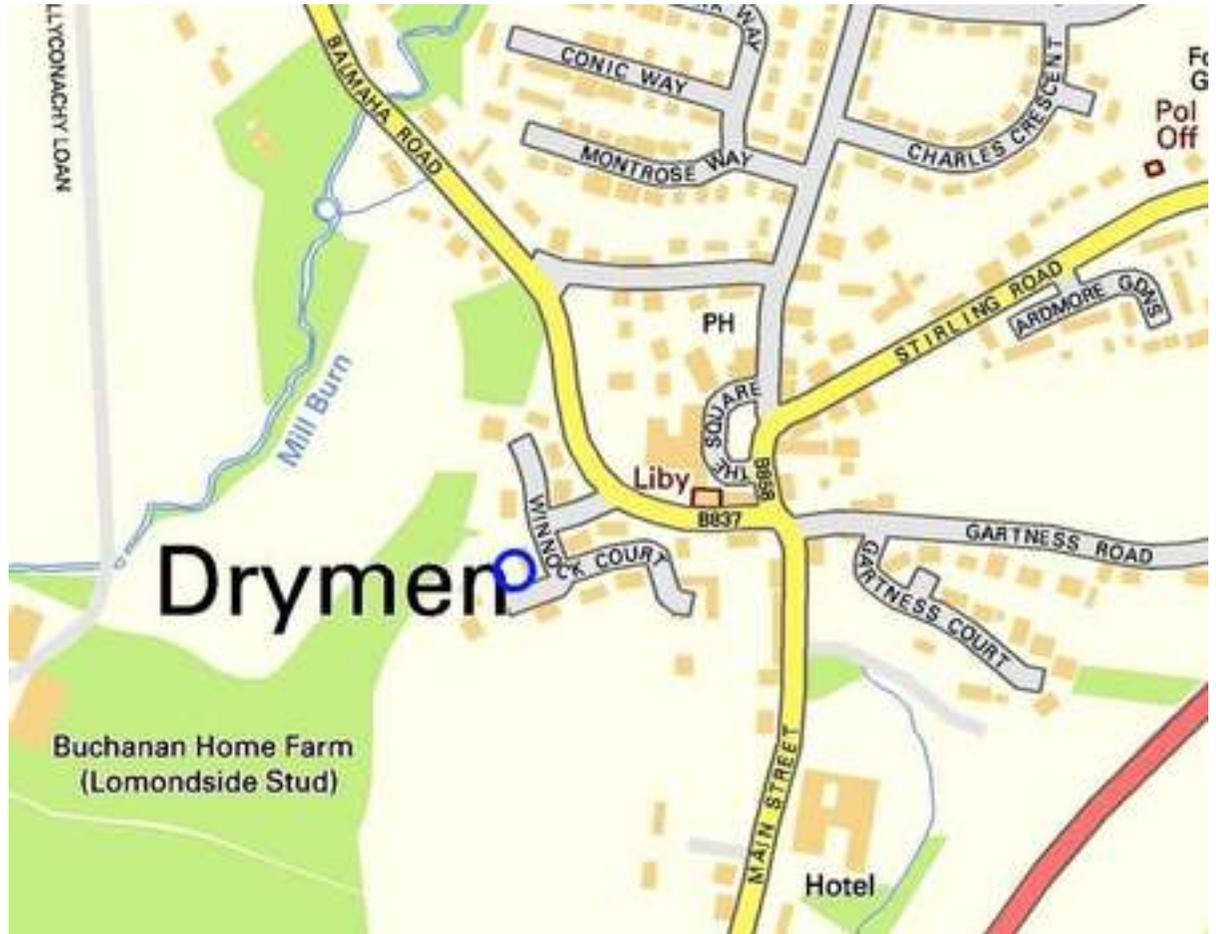
#### TRAVEL DIRECTIONS

Travelling from Bearsden, follow signs for Drymen. Pass the Buchanan Castle Estate entrance on the left, follow the main road straight on and take the next left, signposted Drymen. Pass the Buchanan Arms Hotel on the right and take the next left (signposted Balmaha). Just before the Winnock Hotel on the right, turn left into Winnock Court. In the Court, turn left and follow the road left again to the top. Turn right into the courtyard where No. 15 is on the right hand side.





Whilst every care has been taken to ensure accuracy during preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact BMK Wilson where further information is available. Measurements have been taken from wall to wall unless otherwise stated and have been recorded by use of a sonic beam. Services and appliances have not been tested.



# BMK Wilson

Produced by GSPC Design and Print 0800 027 2930

Appointment through BMK Wilson  
Solicitors on 0141 204 6200,  
evenings/weekends 0141 572 4108.

90 St. Vincent Street,  
Glasgow,  
G2 5UB

DX GW 55 Glasgow,  
LP138 Glasgow.  
Email: [rfe@bmkwilson.co.uk](mailto:rfe@bmkwilson.co.uk)



GSPC Ref. 202312