



Gartochraggan

Gartocharn, Alexandria, West Dunbartonshire

Galbraith

Elegant Georgian Country House situated on the bonnie banks of Loch Lomond



Glasgow 22 miles Stirling 26 miles Edinburgh 62 miles



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Set in a unique waterside position on the southeastern side of Loch Lomond

Dated from around 1800 and has been extended and well refurbished

Set in around 22 acres of paddocks and woodland

Striking country house proudly looking over the beautiful countryside

Acreage 22.01 acres (8.91 hectares)

DESCRIPTION

This striking country house sits proudly looking over the beautiful countryside and across Loch Lomond. Dating back to around 1800, the property has been formed through extensions and refurbishments following the acquisition of neighbouring properties to create the superb family home that stands today.

Constructed of white harled stone under a pitched slate roof, there is a wonderful blend of traditional period features which combine well with modern comforts and intelligent design. The property is entered through an entrance vestibule to an elegant reception hall with a wood burning stove and a beautiful stone mantle surrounding the fireplace. The principal reception rooms found on the ground floor continue in a similar vein with plain cornicing, exquisite fireplaces, large bay windows and wooden flooring.

The modern elements are displayed to great effect through the redevelopment of the kitchen wing which has transformed this aspect of the property. A spacious kitchen with oak cabinetry underneath a granite work surface provides a contemporary edge which complements the traditional Aga. The most dramatic development has been the formation of a superb garden/breakfast room with triple aspect windows providing panoramic views across the loch and over to Ben Lomond.

The bedrooms are split over the ground and first floors. Two bedrooms and a shower room on the ground floor provide great guest accommodation and would also be suitable for an au pair or elderly relative. The principal bedrooms are found on the first floor including a master bedroom suite with dressing room and en-suite bathroom. Without exception, each and every room has an outstanding scenic view, and such is the positioning of the house, privacy is assured.



ACCOMMODATION

Ground Floor: Drawing Room, Reception Hall, Dining Room, Sitting Room, Kitchen, Garden Room, Bedroom 6, Bedroom 7, Billiard Room, Office, Larder, Pantry, Boot Room, Utility, WC, Bathroom, and Shower Room.

First Floor: Principle Bedroom, Dressing Room, Ensuite, Bedroom Two, Bathroom, Bedroom Three, Bedroom Four, Bedroom Five, and Family Bathroom.

GARDEN (AND GROUNDS)

The property is surrounded by open paddocks and woodland. The neighbouring property is owned by the RSPB as part of a nature reserve, ensuring a protected, rural outlook. The gardens and grounds are mostly laid to lawn with a large terrace accessed from the breakfast room and dining room. A gravel forecourt sweeps around the property to a large parking area beyond. In addition to the lawns and paddocks a beautiful orchard and kitchen garden can also be found.

One of the unique benefits of Gartochraggan is the extent of the property. A short walk along the track towards the water's edge leads you to a centuries-old slipway and most importantly a privately owned section of shoreline with trees behind and nothing but an open outlook across the loch.

OUTBUILDINGS

As well as the principal house there is a double garage providing spacious storage for housing boats, cars or any other outdoor and sporting equipment. This property has the benefit of a studio above.

There is a tractor shed, workshop, wood store and other associated outbuildings.









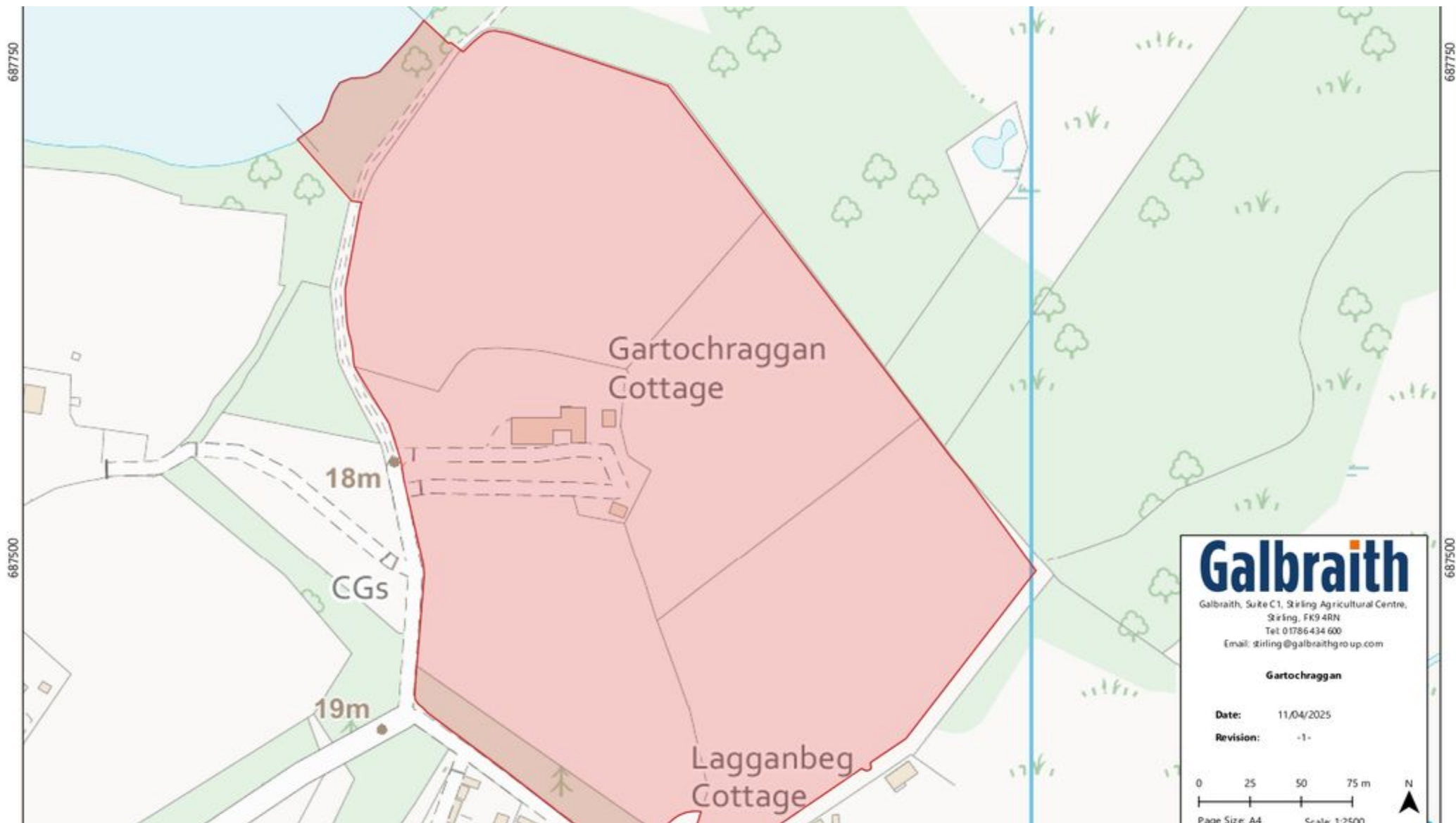


IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 25/03/2025.

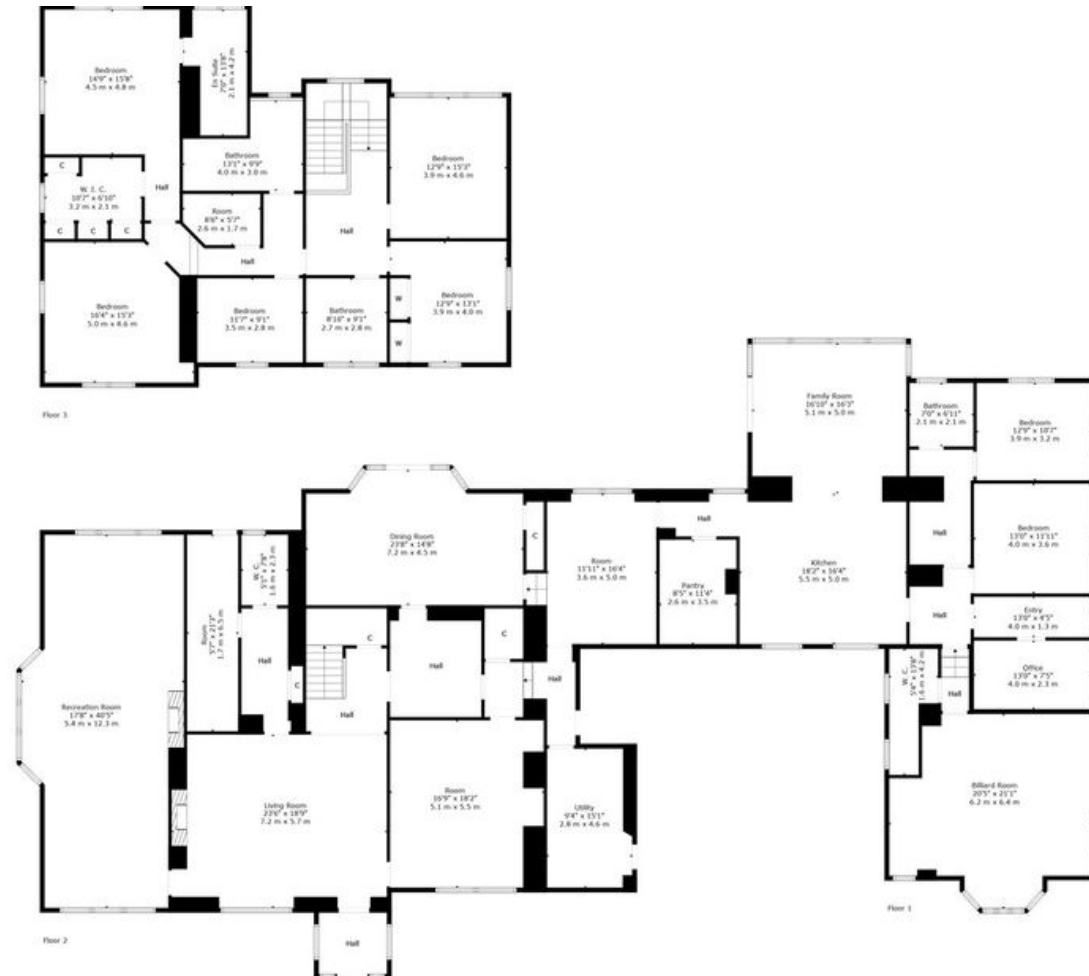
ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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Total Area: 585m²



TOTAL: 6296 sq. ft, 585 m2

BELOW GROUND: 448 sq. ft, 42 m2, FLOOR 2: 4177 sq. ft, 388 m2, FLOOR 3: 1671 sq. ft, 155 m2

EXCLUDED AREAS: LOW CEILING: 36 sq. ft, 3 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: stirling@galbraithgroup.com



Tenure

Freehold

Local Authority

West Dumbartonshire

Council Tax

H

EPC

E



Services

Water

Mains

Electricity

Mains

Drainage

Private

Central Heating

Oil

Internet

FTTP



Additional Information

THIRD PARTY RIGHTS AND SERVITUDES

The subjects of sale are accessed via Claddochside Farm Road, which is in part a shared private road which is owned by third party and leads north from Ross and Aber Road.



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Galbraith