

## **BURNSIDE COTTAGE AND PET HOTEL** DENNY, STIRLINGSHIRE



# BURNSIDE COTTAGE AND PET HOTEL, DENNY, STIRLINGSHIRE

Former pet hotel with development potential in a rural yet accessible location

Denny 2.4 mile ■ Stirling 9.3 miles

Glasgow 20.6 miles ■ Edinburgh 36.3 miles

Acreege 2.12 acres (0.86 hectares)

- 5 bedroom cottage in need of modernisation
- An extensive range of adaptable and useful outbuildings
- Situated in a private but accessible position close to amenities
- Useful area of land and woodland
- Potential for alternative uses/conversion (subject to necessary planning consents)

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket







### SITUATION

Burnside is a property which presents a rare opportunity situated in rural Stirlingshire. Denny, located 2.4 miles to the east has a selection of supermarkets, education facilities, local shops and amenities. Falkirk, a short drive to the east provides a larger range of shops and amenities.

Nearby, the historic City of Stirling has a wider range of shopping, sporting and recreational facilities including a multi screen cinema, large shopping centre and a multi-million pound modern facility that includes an Olympic-sized swimming pool, ice rink, gym, climbing walls and a selection of 3G pitches for football, rugby and hockey. There are numerous golf courses within easy reach including Buchanan Castle at Balfron and Strathendrick Golf Club near Drymen.

Burnside is ideally located for the commuter, with excellent links to the M80 north and south bound, with the cities of Glasgow and Edinburgh being within an hours drive respectively. The closest railway station is located in Larbert, with direct trains to Glasgow, Edinburgh and Stirling for all mainline services to the North. Glasgow and Edinburgh Airports offer a range of domestic and international flights.

Stirlingshire and the neighbouring county of North Lanarkshire provide a wonderful setting for the property and ample opportunities for the outdoor enthusiast. The property is located at the foot of the scenic Carron Valley, with the Loch Lomond and The Trossachs National Park being a short drive to the west offering world renowned scenery and excellent opportunities for hill walking, along with other rural activities such as pony trekking, mountain biking, fishing and shooting.



### DESCRIPTION

The property provides an excellent development opportunity, benefitting from an existing extended residential dwelling, a range of useful and adaptable outbuildings which have historically been used as dog kennels and a cattery, and an area of land and amenity woodland extending to about 0.86 Ha (2.12 Acres) in total.

### ACCOMMODATION

Burnside Cottage is a detached non-standard construction dwelling which has previously been extended to create an annex which allows for flexible living accommodation.

**Ground Floor:** Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Bedroom 1, Bedroom 2, Bathroom, Shower Room, Bedroom 3 and Bedroom 4.

**Annex:** Entrance Hall, Sitting Room, Kitchen, Bedroom and Shower Room

Details of the room dimensions and the layout of the accommodation is laid out in more detail within the floor plans contained within this brochure.

### OUTBUILDINGS

Located to the east of the cottage is a purpose built kennels/cattery. The office is located centrally within the building and is accessed via the car parking area. Within the office there is also a kitchen/food preparation area, store/shower room and toilet facility. The kennels/cattery lie to each side of the office area both sections provide 22 units to one side and 24 units to the other arranged off a central corridor and are arranged to provide indoor and outdoor areas. The former cattery section lies to the rear of the kitchen area and provides 14 units off a central corridor.









### GARDEN (AND GROUNDS)

The subjects of sale benefit from an area of land which surrounds the pet hotel and cottage and extends to about 0.86 Ha (2.12 Acres) in total including roads, yards and buildings. The land is down to pasture and amenity woodland which provides a significant level of shelter and privacy from the adjacent road. The property is accessed via a public road which links the A872

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Burnside Cottage	Mains	Mains	Septic	Oil	Band C	
Burnside Pet Hotel	Mains	Mains	n/a	Wall mounted electric heaters	£6,500	

### POST CODE

FK6 5HH

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/flush.moon.tenses>

### SOLICITORS

Lindsays  
 Caledonian Exchange  
 19A Canning Street  
 Edinburgh  
 EH3 8HE  
 T: 0131 229 1212  
 F: 0131 229 5611

Morton Fraser  
 Quartermile Two  
 2 Lister Square  
 Edinburgh  
 EH3 9GL  
 T: 0131 247 1000  
 F: 0131 247 1007

### LOCAL AUTHORITY

Falkirk Council  
 Municipal Buildings  
 West Bridge Street  
 Falkirk  
 Stirlingshire  
 FK1 5RS  
 T: 01324 506070









### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

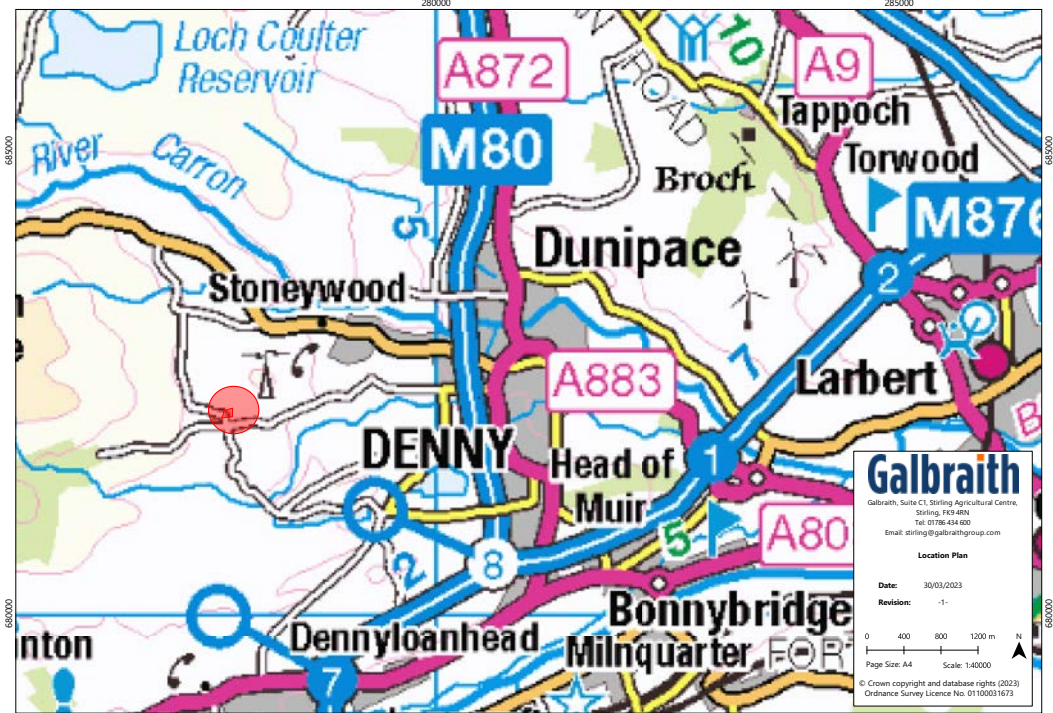
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. 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

Failure to provide required identification may result in an offer not being considered.

### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie on 07500 794201. Email: alistair.christie@galbraithgroup.com



**Galbraith**  
Galbraith, Suite C1, Strirling Agricultural Centre,  
Strirling, FK9 4JZ  
Tel: 01786 434 600  
Email: string@galbraithgroup.com

**Location Plan**

Date: 30/03/2023  
Revision: -1-

0 400 800 1200 m N  
Page Size: A4 Scale: 1:40000  
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FLOOR 1

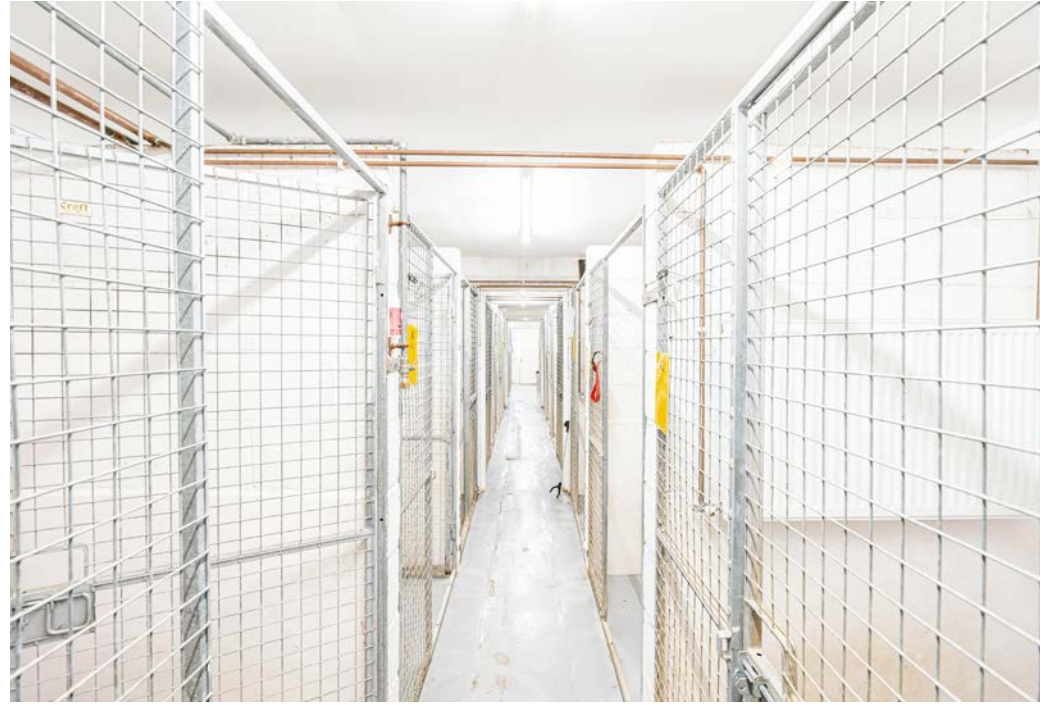
GROSS INTERNAL AREA  
 FLOOR 1: 1946 sq. ft, 181 m<sup>2</sup>  
 TOTAL: 1946 sq. ft, 181 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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. Photographs taken in March 2023













**Galbraith**