

# Upper Ballaird

Balfron | Glasgow | Stirlingshire

**Galbraith**



# Traditional Farmhouse in a scenic rural setting.



Balfron 3 miles | Stirling 16 miles | Glasgow 21 miles

(All distances are approximate)

3 reception rooms. 5 bedrooms

Large family home in a scenic rural position

Flexible and spacious accommodation over two levels

Outstanding views over the surrounding countryside

Located in a highly accessible location off the A811

Additional land is available by negotiation

# Galbraith

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## Situation

Upper Ballaird is situated in a scenic rural position just off the A811. The local town of Balfron is located approximately 3 miles to the south of the property and provides a range of local amenities including shops, restaurants, pubs, takeaways and primary and secondary schooling. The historic City of Stirling is about 16 miles to the east and offers an abundance of amenities including shopping, leisure and business facilities with regular mainline rail connections to Glasgow and Edinburgh. Glasgow (Scotland's largest city) is only 21 miles to the south, and the capital city of Edinburgh is about 55 miles to the east. Upper Ballaird is in close proximity to excellent transport links with the M9/M80 motorway system accessible within about a 30 minute drive. There are train stations in Milngavie, Dumbarton and Stirling as well as regular bus links from Balfron. Glasgow International Airport is accessible within an hour's drive and offers daily domestic and international flights. The property is excellently located for the outdoor enthusiast with Loch Lomond and Trossachs National Park on its doorstep offering a variety of activities including hiking, swimming, horse riding, water sports and much more.





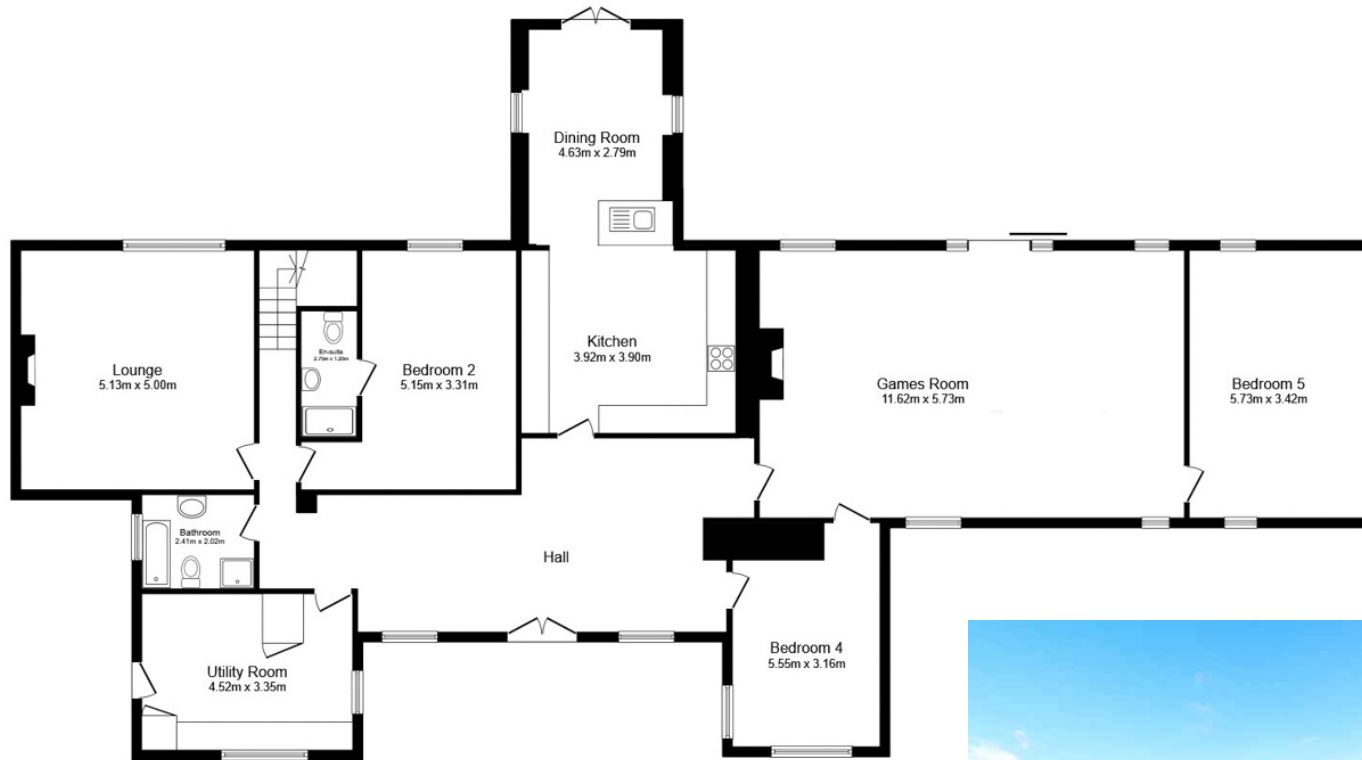
## Description

Upper Ballaird is the ideal family home, located in an elevated private position with outstanding views over the surrounding countryside. Upon entering the property, you are greeted with a large entrance hall with space for shoe and jacket storage, there is a separate utility room which is brilliant for rumbling white goods.

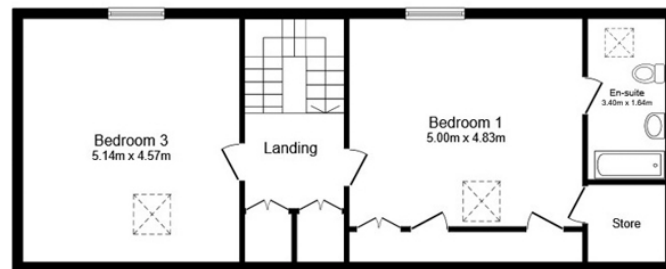
The kitchen is the heart of the home with a beautiful green AGA, wall and base units, large dining area, with fantastic views. The games room is over 65m<sup>2</sup> with built in fireplace, it is the best space for a family games night, with sofa, long dining table, games table, and space for a large projector and screen. The lounge is cosy with gorgeous stone surrounding the log burner, wooden flooring and dual aspect windows. Completing the downstairs accommodation are 3 large double bedrooms, ensuite and family bathroom.

Upstairs is a spacious landing perfect to enjoy the view from, which then gives access to two further double bedrooms. Bedroom One currently used at the principle suite has a modern ensuite, ample storage and the same breathtaking views that you see from the landing. Bedroom Three completes the upstairs accommodation, it is a very large double room ideally suited as a twin room.





Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Accommodation

Ground Floor: Utility, Bathroom, Lounge, Bedroom 2 (with en-suite), Hall, Kitchen, Dining Room, Bedroom 4, Games Room, Bedroom 5

First Floor: Bedroom 3, Landing, Bedroom 1 (with en-suite and storage)

## Garden (And Grounds)

The property benefits from a large area of garden with is mostly laid to lawn with several areas of trees and shrubs. There is a small area of patio to the front of the property and a large tarmac area to the back which provides ample space for parking.

### Tenure

Freehold

### Local Authority

Stirling Council

### Council Tax

Band G

### EPC

Band D63

## Services

Mains electricity and water are connected | Private drainage | Oil Heating

## Directions



flopping.savers.offices



Post Code: G63 0QX

## Solicitors

TBC

## Fixtures and Fittings

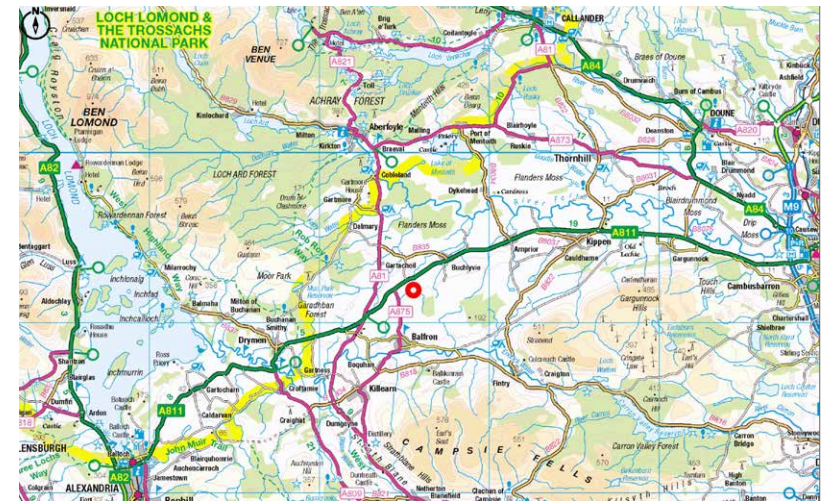
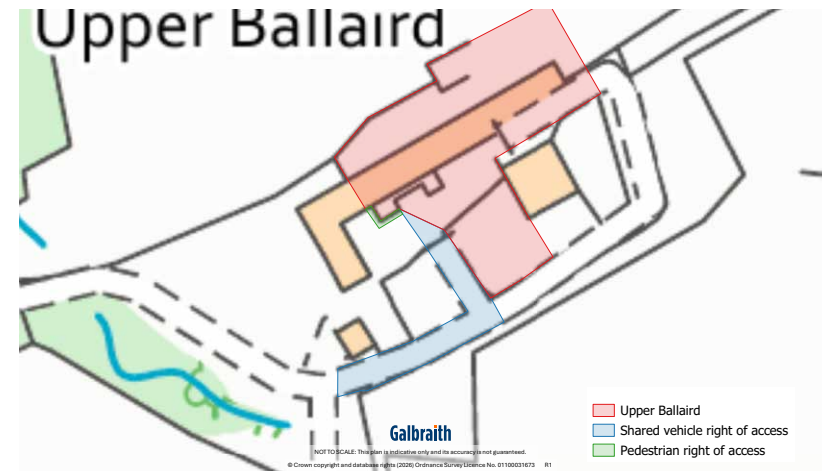
No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



**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 March 2026.

**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.



**Galbraith**