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*No. 2 Alton Holdings*  
Milton of Campsie, Glasgow





## *Situation*

2 Alton Holdings is located in a private position just to the south of the Campsie Hills within East Dunbartonshire. The property is located about half a mile east of Milton of Campsie and approximately 12 miles north of Glasgow. The property lies in an area of great natural beauty and tranquillity in an elevated position.

The village of Milton of Campsie offers a selection of local day to day amenities with the nearby settlements of Kirkintilloch, Kilsyth and Bishopbriggs offering a wider range of services and facilities. The nearest train stations are in Bishopbriggs, Lenzie and Milngavie. Glasgow Airport is 21 miles distant with Edinburgh Airport approximately 46 miles to the east. The property is well placed for access to the motorway networks and is within close proximity to the M80 and M73 providing swift access to the North and South.



If you would like to view this property please contact the Team at Vanilla Square on 0141 229 0210



## Accommodation

Ground Floor: Two reception rooms, Kitchen, Four double bedrooms, Two bathrooms and a WC.

## Planning Permission

Planning permission is granted by East Dunbartonshire Planning Authority for a high quality two storey modern villa. It's of a modern contemporary design with a charming appearance on the elevation fronting the road and more modern side and rear elevations with large areas of glazing to maximise daylight and outlook from the property towards the Campsie Fells. (Planning Reference: TP/ED/23/0242). The stables and outbuilding also have approved planning for conversion to further expand guest accommodation. (Planning Reference: TP/ED/22/0505).

## Gardens (and Grounds)

The garden currently consists of landscaped grounds, a mix of hard standing and laid to lawn with ample space for several cars. Further to the garden there is a large field approximately 5.41 acres which is good grazing ground. All accessed via private gates and driveway.

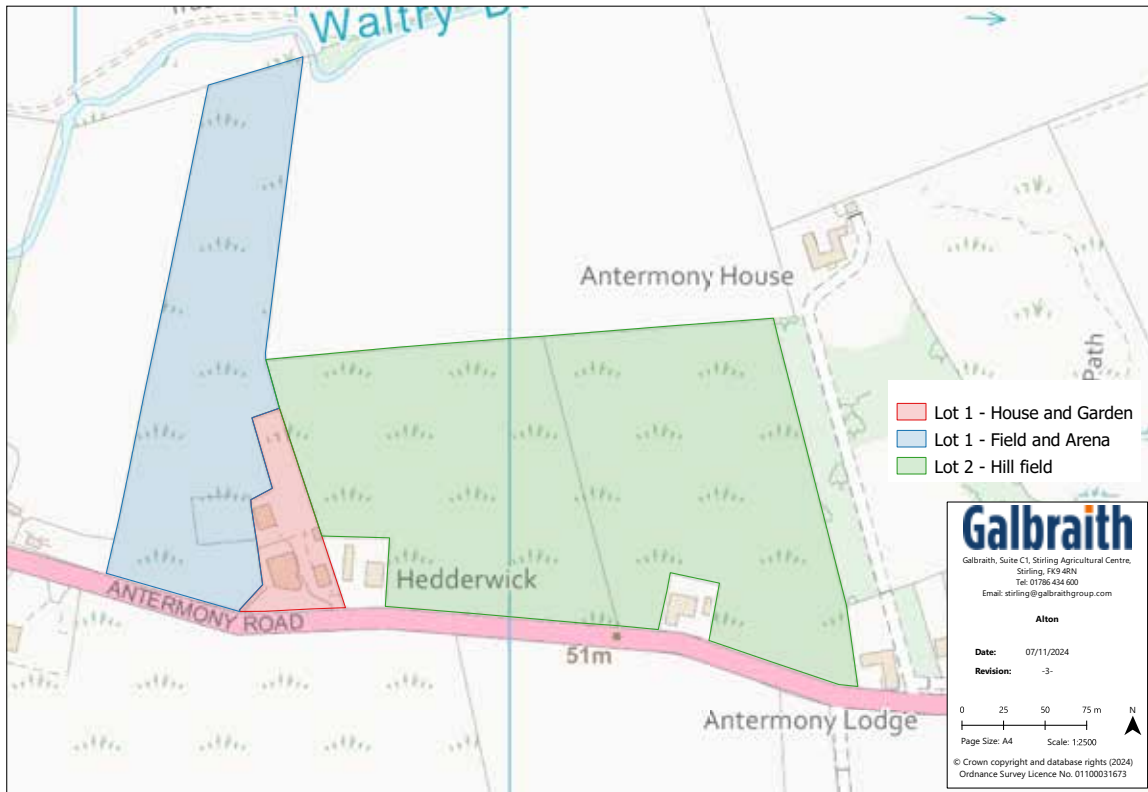




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