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NORTH GLASSINGHALL HOUSE  
GLASSINGHALL  
DUNBLANE FK15 0JG









North Glassingall House is a substantial architect designed, five-bedroom detached villa situated in a rural and peaceful setting on the edge of the country Estate of Glassingall, close to the Cromlix Hotel and just 3 miles from Dunblane. The property was constructed in 2019 with the highest quality materials used throughout the build. The timber frame house features granite stone work combined with a sharp rendered finish and beautiful slate roof. The abundance of bespoke glass skilfully frames the outstanding countryside views. Internally the quality continues with high specification kitchens and bathrooms, quality floor coverings and impressive sound system throughout the ground floor.

















The accommodation is formed over two floor levels, measures 3885sqft and in full comprises; impressive glass fronted entrance hallway, exceptional family room which is open plan to the dining area and kitchen. The contemporary high-end kitchen has a magnificent Neolith island unit and triple Neff oven. The living room offers an additional reception space with in-built media station and wood burning stove.





The property has been designed in such a way that the west wing of the house could be used as an annexe to the main house. There is a separate entrance to a utility/ boot room with additional kitchen, high-spec shower room and staircase to a superb en suite double bedroom and further bedroom. The integral, remote accessed double garage is accessed internally and there is a useful home office on the ground floor.









The main staircase with bridge-style landing is constructed with a combination of glass and oak and is a significant feature of the home. The upper level provides access to the splendid principal bedroom with dressing area and en suite bathroom. Bedroom two also benefits from a luxury en suite shower room and the additional double bedroom has beautiful views over the surrounding countryside. Warmth is provided by nest controlled underfloor heating on the ground level and a radiators system on the upper floor. A 6KW solar panel system has been fitted and adds to the efficiency of the home.









North Glassingall House sits in a beautiful rural setting overlooking the neighbouring parkland of the Glassingall estate. Mature trees are dotted within the garden and beyond the boundary running alongside a burn and providing an exceptionally private feel. The remote operated gates to the front give way to a large stone chipped driveway. The private garden grounds are a delight and mainly laid to lawn with a large Limestone patio to the rear providing the perfect spot for outdoor entertaining. The stone wall from the original walled garden of Glassinghall House runs the length of the garden on one side. The plot extends to circa 1 acre.

Dunblane, a charming cathedral city nestled in scenic countryside, lies just six miles north of Stirling. The town's educational landscape includes three primary schools, a high school, and nearby private institutions catering to day pupils. It has a good selection of local shops, a Tesco supermarket and a Marks & Spencer Simply Food and also offers a variety of recreational facilities which include tennis, squash and bowling clubs and a golf club, while the prestigious Gleneagles Hotel is just 13 miles away.









## Key Features

- Impressive glass fronted entrance hallway
- Exceptional family room which is open plan to the dining area and kitchen and smart home bar area
- Contemporary high-end kitchen has a magnificent Neolith island unit and triple Neff oven
- Living room with in-built media station and 11kg wood burning stove
- High-spec shower room and staircase to a superb en suite double bedroom and further bedroom
- Five bedrooms, three of which feature en suites and principal bedroom features lovely dressing area
- Remote accessed double garage is accessed internally and there is a useful home office on the ground floor
- Warmth is provided by nest controlled underfloor heating on the ground level
- **EPC – C**



Dunblane is well-connected to major towns in central Scotland via the M9 and M80 motorways, with the A9 providing dual carriageway access to Perth and beyond. Commuter-friendly rail services from Dunblane station link to Edinburgh and Glasgow, while proximity to Edinburgh and Glasgow airports enhances accessibility. Its strategic transportation network facilitates convenient travel for residents and visitors alike.





FLOOR 1



FLOOR 2

Please note: all plans are for illustrative purposes only and should not be relied on as statement of fact. Measurements shown are taken from the widest points and areas with curved or angled walls are approximate.





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