



## WALLACE GARDENS

TORRANCE



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## 2 WALLACE GARDENS, TORRANCE

4 | BEDROOMS   4 | BATHROOMS   4 | PUBLIC ROOMS

Set within a quiet, exclusive cul-de-sac on the edge of the ever popular village of Torrance, this extended, eight apartment family home is presented to the market in true walk in condition.

There is off street driveway parking and a detached double garage, above which, sits a superb sun terrace.

Torrance is located on the edge of the countryside and there are many, pleasant, local walks to be enjoyed. There is a highly regarded village primary school with secondary catchment falling into Bearsden's revered Boclair Academy.

The accommodation on offer extends to:

### Downstairs Accommodation

- Entrance vestibule with storage
- Welcoming hallway with large store cupboard
- Substantial front facing lounge with feature fireplace
- Well-proportioned games room with patio doors to garden and additional WC
- Contemporary, high end fitted kitchen with excellent storage
- Dining room with access door to garden
- Downstairs bedroom / home office with built in storage
- Convenient, good sized WC

### Upstairs Accommodation

- Master bedroom with built in storage and ensuite shower room
- Three further good sized bedrooms, all with fitted wardrobes
- Generous family bathroom with feature corner bath and separate shower enclosure

### Externally

- Desirable home gym, with sauna, situated in dedicated outbuilding
- Wonderfully secluded patio area for alfresco dining
- Additional, raised yet private patio area
- Beautifully tended and well stocked front garden
- Substantial mono blocked driveway
- Double garage with sun terrace

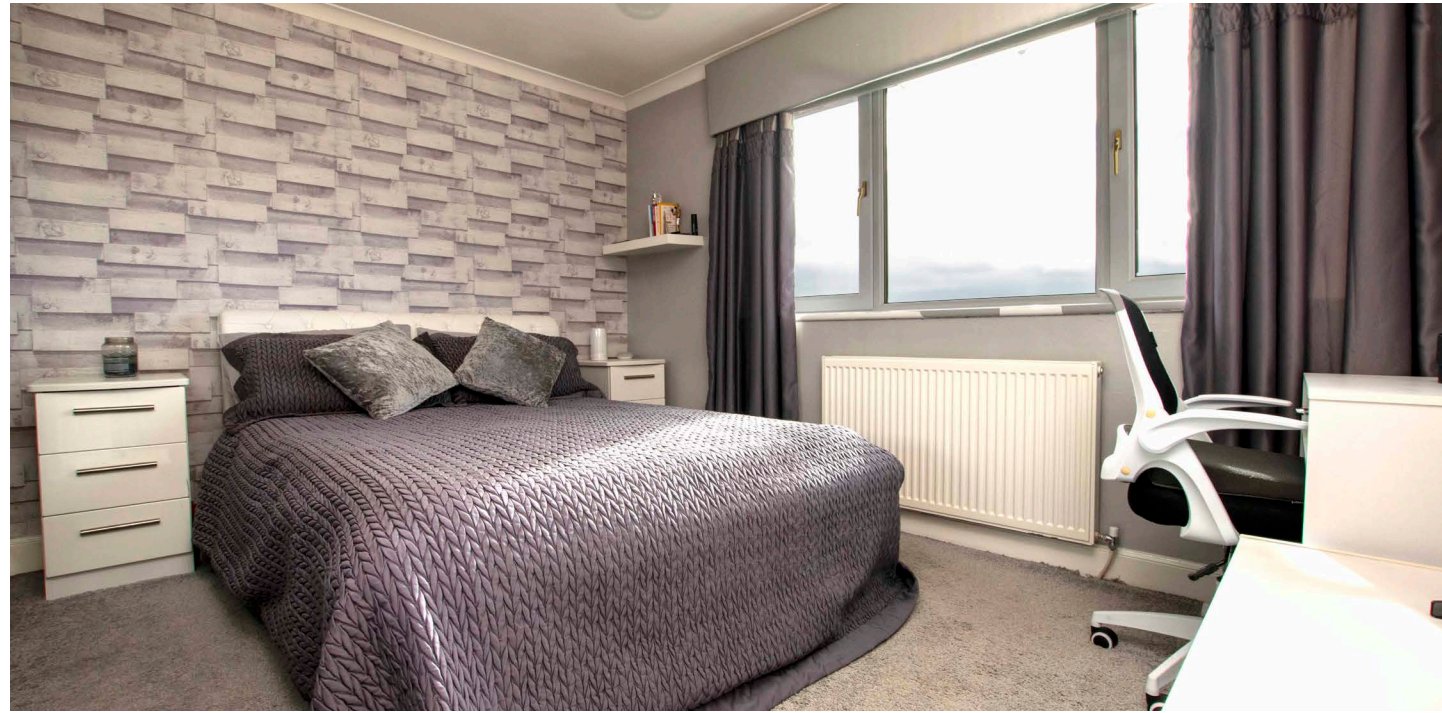




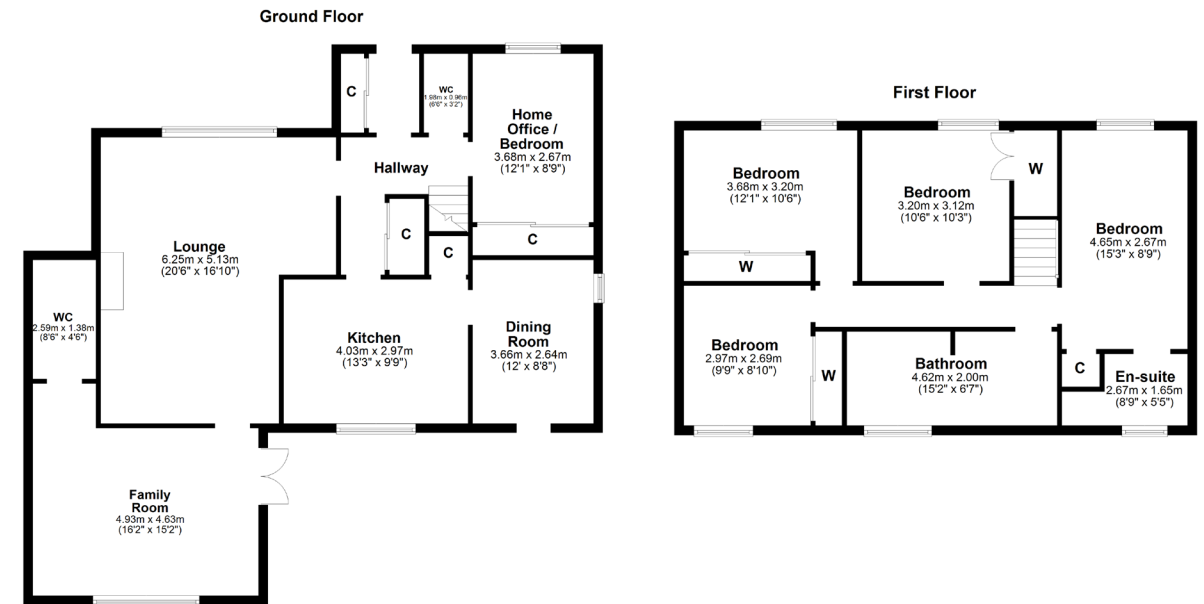
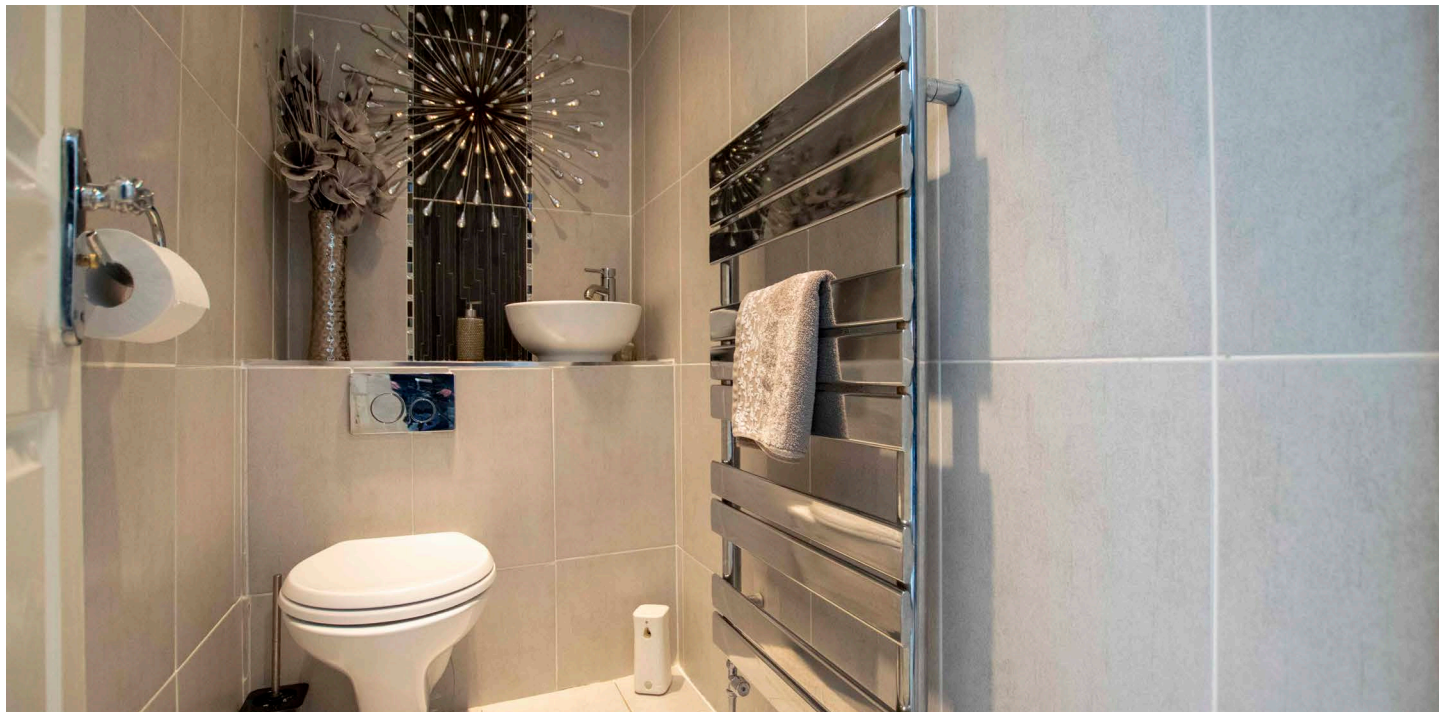
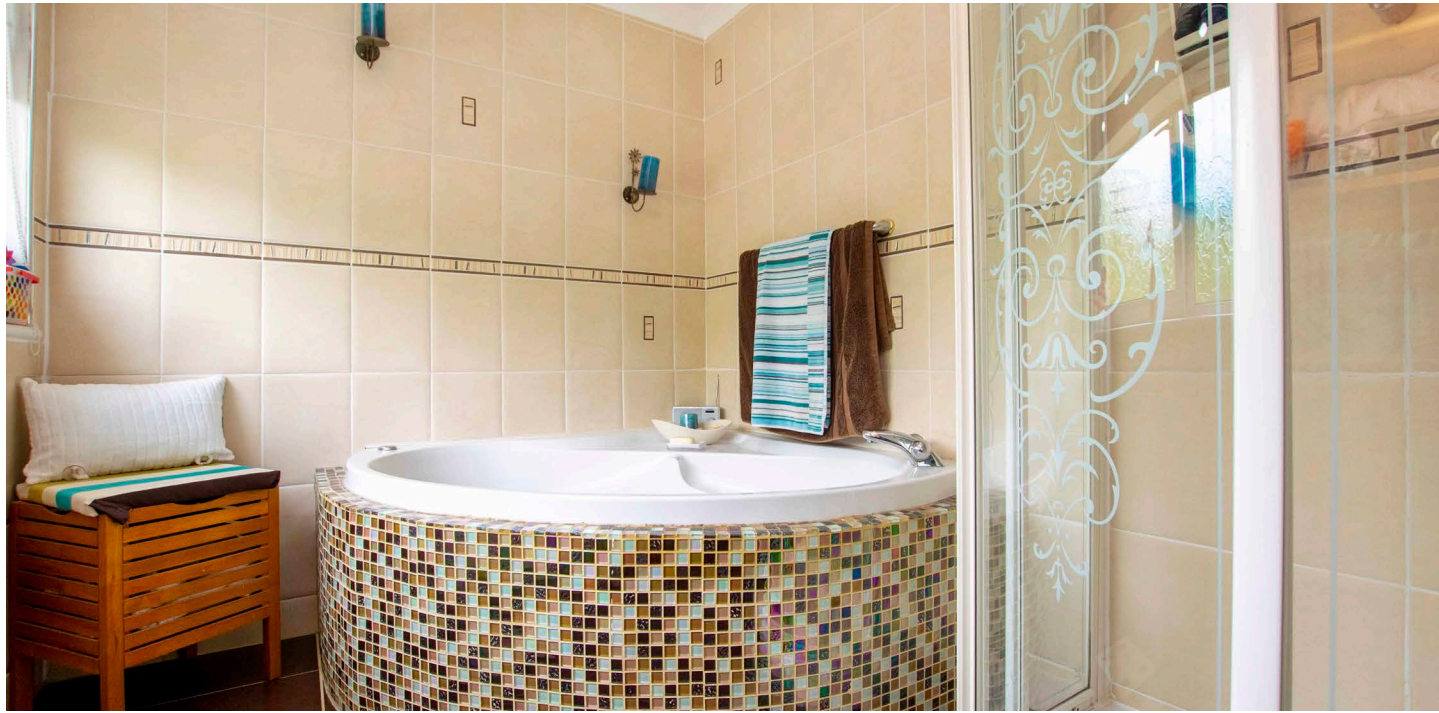












### Local Area

Surrounded by beautiful countryside, the village of Torrance is home to the highly acclaimed Torrance Primary, with secondary provisions at Boclair Academy in Bearsden. On offer is a selection of local amenities including two hairdressers, shops including a convenience store, dentist, bakery, mobile Post Office, chemist and newsagents. It is also highly convenient for the nearby Strathkelvin Retail Park, including Marks and Spencer. There are three village pubs and recreational facilities include tennis courts, a bowling club and nearby golf courses. Torrance is surrounded by picturesque scenery and is a short drive from the suburbs of Bearsden, Milngavie and Bishopbriggs where a wider selection of facilities are on offer along with rail links to Glasgow's West End, City Centre, Edinburgh and the North.

**BD3331** | Sat Nav: 2 Wallace Gardens, Torrance, G62 4HS

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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