



**FLAT 4, 2A RALSTON ROAD**

BEARSDEN



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## FLAT 4, 2A RALSTON ROAD, BEARSDEN

4 | BEDROOMS   4 | BATHROOMS   2 | PUBLIC ROOMS

**A magnificent six apartment first and second floor Duplex within this highly sought after, prestigious development within one of Bearsden's most desired locations.**

The generous accommodation extends to circa. 2,357 sq.ft. and enjoys South facing views to the rear over residents' gardens surrounded by mature trees.

The sumptuous interior extends to; impressive communal hall with storage cupboard, reception hallway, elegant formal lounge/dining room with feature fireplace, bedroom 4 currently utilised as a home office, family room with open plan Poggenpohl kitchen with built in Miele appliances, breakfast bar, stylish seating area with living flame gas fire, utility room, Clks/W.C.

Upper landing with storage off, two bedroom suites with ensuite and dressing room, further double bedroom, family bathroom.

Video door entry system, gas central heating double glazing.

Attractive, mature, landscaped residents' gardens, pillared entrance with electric gates, allocated parking for two cars, South facing residents' garden and garden store.

















Local Area

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

BD3381 | Sat Nav: 2A Ralston Road, Bearsden, G61 3SS

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





## COMMUNAL GARDEN

WE'RE **SOLD** ON YOUR FUTURE

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