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# ACHRAY

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3 LEDCAMEROCH CRESCENT  
BEARSDEN



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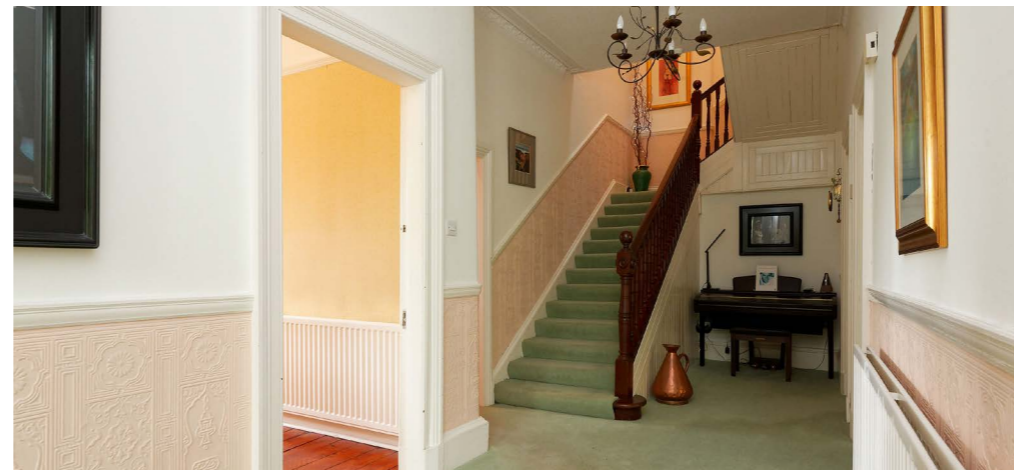
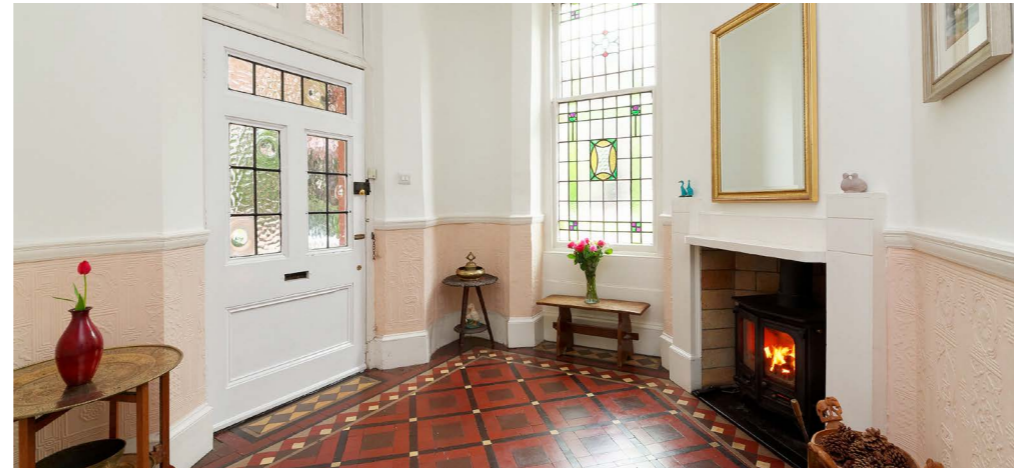
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ACHRAY

3





**6 | BEDROOMS**  
**3 | BATHROOMS**  
**4 | PUBLIC ROOMS**

**Located within Bearsden's Conservation District, this impressive Victorian red sandstone semi detached villa, of circa 3488 square feet and ten generous apartments, is located in one of Bearsden's most prestigious addresses.**

The property is initially accessed via double gates to a sweeping monoblocked driveway providing parking for numerous vehicles which leads to a detached double garage.

The accommodation on offer extends to:- entrance porch, bright and welcoming reception hallway featuring stove, original floor tiles and stunning stained glass window, downstairs WC, again with stained glass window and wood panelling. To the rear is a generously proportioned lounge with striking fireplace and surround, with feature bay window with dining area providing beautiful views over the rear garden and a modern fitted kitchen featuring a walk – in pantry. To the front is a spacious sitting room with original fireplace and decorative bay window along with a formal dining room with attractive fireplace.

A staircase with half landing and original balustrade, leads to a generous upper landing, with stained glass skylight. From here, access is provided to five double bedrooms, three of which have beautiful original fireplaces. The master bedroom also benefits from an en-suite and dressing area with views over the gardens and beyond. A separate family bathroom completes the accommodation at this level.

Accessed via its own door to the side of the house, the lower level is currently being utilised as an independent apartment and comprises:- a utility area, which leads to a lounge, additional kitchen, timber framed conservatory, bedroom and large storage area. A door from the conservatory, leads to the rear garden.

The property has wonderful views to the rear over the spectacular garden grounds which affords a great deal of privacy.

The gardens are mature with an abundance of beautiful trees, shrubs and plants. To the rear, there is initially a patio area, with a path leading from here down to a level lawn area. There is also a garden shed.

The home boasts an array of original features including working fireplaces, stained glass windows, beautiful cornicing and sash and case windows. The property further benefits from gas central heating.

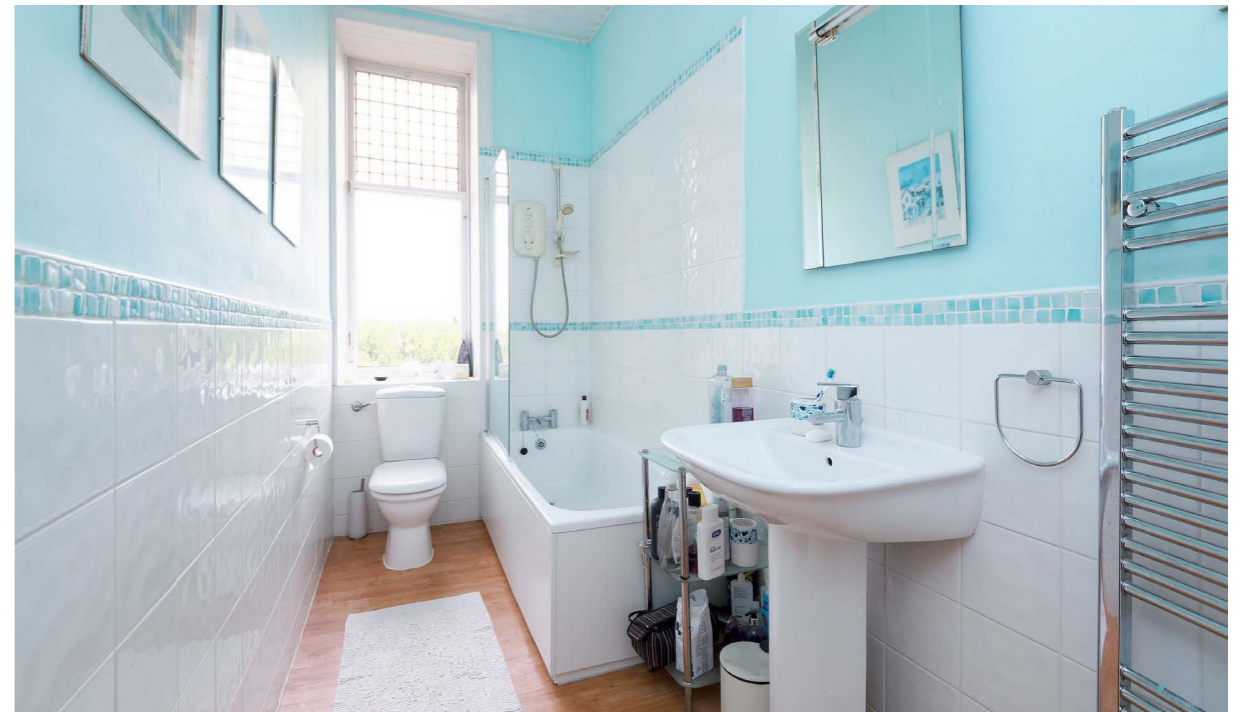










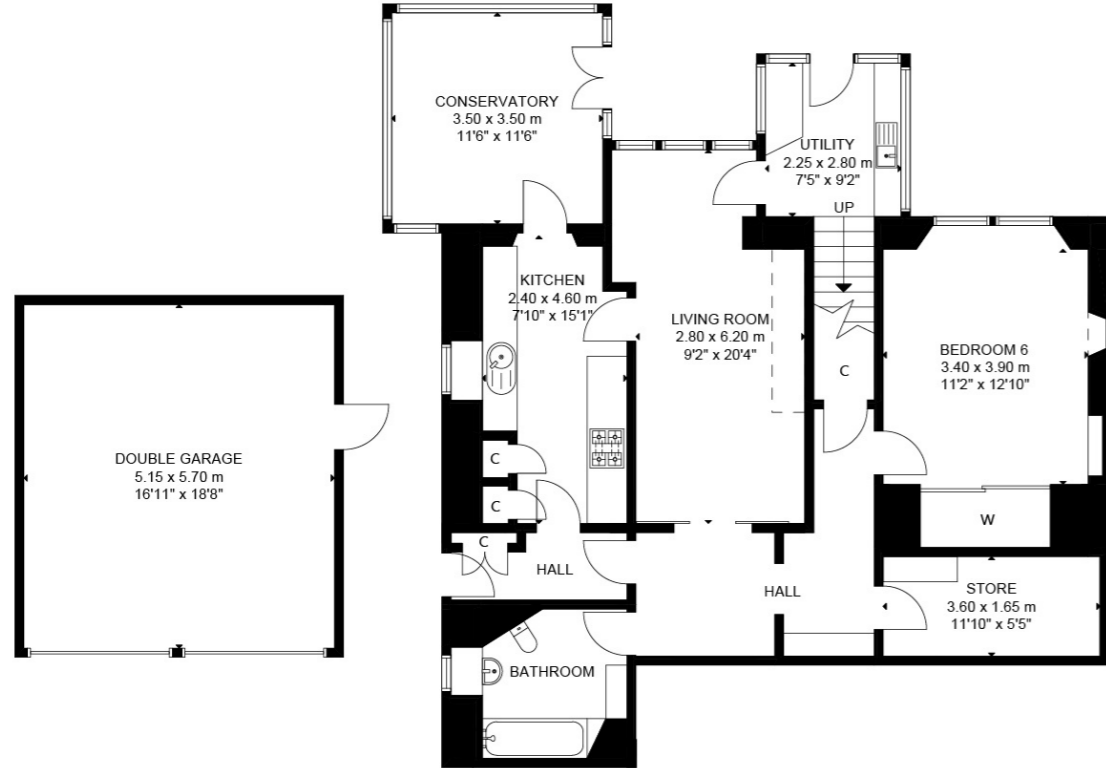




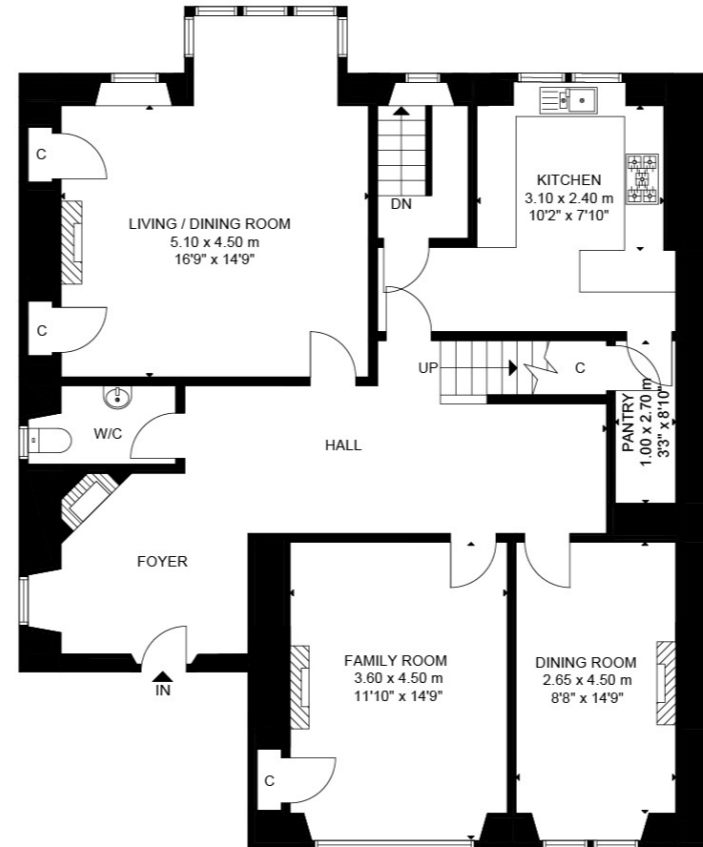




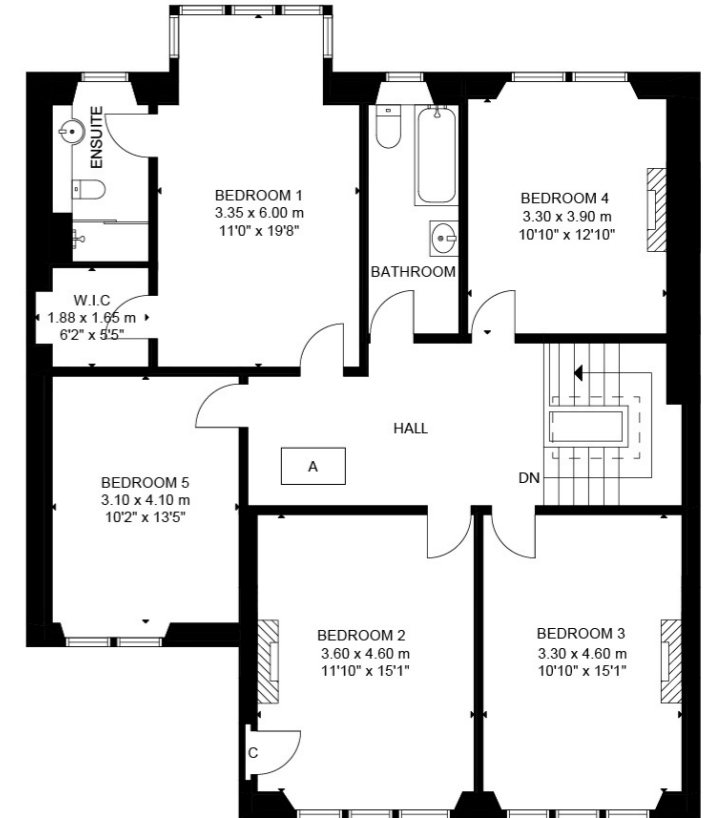
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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. The property is within walking distance to The Junior School for The High School of Glasgow on Ledcameroch Road as well as Bearsden Primary School at Bearsden Cross and falls within the catchment for one of the top performing state schools in Scotland, Bearsden Academy.

Access to Bearsden Railway Station is also a short walk away providing regular services into Glasgow's West End and City Centre, including a direct service to Edinburgh.

Bearsden Cross offers a wide selection of amenities including; Marks and Spencer's Food Hall, Post Office, Bank, Pharmacy, Doctors Surgery, Dentist, Cafes, bars and restaurants. The Hub on Drymen Road provides a local library service as well as several community services.

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.

**BD3401** | Sat Nav: 3 Ledcameroch Crescent, Bearsden, G61 4AD

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





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