

IMERSAY

22 BOCLAIR CRESCENT, BEARSDEN



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4 | BEDROOMS
3 | BATHROOMS
5 | PUBLIC ROOMS

A charming, beautifully extended nine apartment, detached villa set within stunning, mature, treelined gardens in this exclusive crescent in Bearsden.

The generous family accommodation which extends to circa 2669 sq.ft. offers a flexible layout; front porch, formal lounge with feature limestone fireplace, formal dining room, currently utilised as a study, family room with French doors to conservatory, extended dining kitchen with French doors to Mozolowski and Murray garden room, utility room off the kitchen, four double bedrooms, principal with ensuite, separate family bathroom and shower room. The property has gas central heating and double glazing.

The front garden is mainly laid to lawn with decorative bushes, plants and shrubs. There is plentiful off street driveway parking and a detached garage.

The striking, enclosed rear garden is South Easterly facing, with central lawn, patio and established shrubs providing all year round colour.



















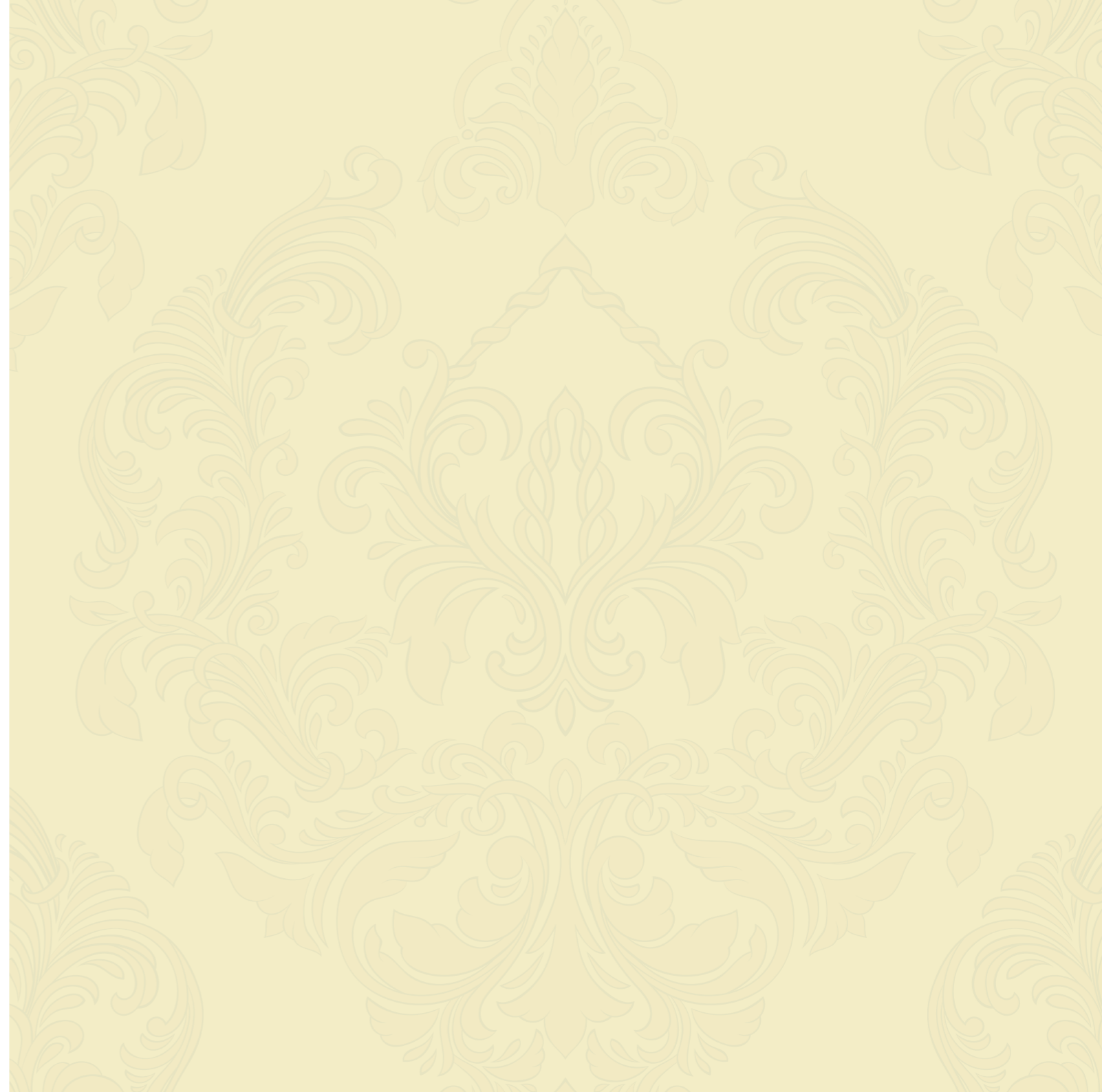
Local Area

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, located at the bottom of Boclair Road, on Milngavie Road, 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.

BD3414 | Sat Nav: 22 Boclair Crescent, Bearsden, G61 2AG

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





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