

# 8 LEVEN DRIVE

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BEARSDEN



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# 8 LEVEN DRIVE

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BEARSDEN





**4 | BEDROOMS**

**4 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An incredible, four bedroom, fully renovated detached villa within an enviable Bearsden location.**

Located within Bearsden’s Kessington district and finished to the highest of standards, No. 8 Leven Drive is simply stunning and ideally located to provide access to the wealth of amenities located within the Bearsden district. The property is located within the catchment for Bearsden Primary and Bearsden Academy.

Set within beautiful landscaped grounds to the front and low maintenance rear garden, with seating and patio area, the accommodation comprises; generous entrance hall, stylish fully sound proofed cinema room/snug, fitted with 110inch screen, large guest bedroom, with beautiful Porcelanosa en-suite shower room, with under floor heating, and walk in wardrobe, and beautiful family bathroom, again, by Porcelanosa, with under floor heating. To the rear, there is the most magnificent family dining kitchen space, very much the hub of the house. The kitchen by “Hacker” is from Cameron Interiors and has all integrated Simens appliances, Bora induction hob, with extractor and “Quooker” hot water tap. There are beautiful Corian work tops, wood burning stove and the most incredible 5m bi-fold doors leading straight onto the rear garden. Finally, on the ground floor, there is good storage and a very useful utility room, with back door leading to the side of the house.

Upstairs, there are three double bedrooms, with particular note to the principal bedroom that is a superb space, with dressing area and en-suite (again, by Porcelanosa). Finally, there is a further family shower room.

Some of further state of the art, notable features include, gas central heating, double glazing, all tiling and sanitary wear by Porcelanosa, electric curtains in the cinema room and master bedroom, 2 x electric roller blinds on the bi-fold doors, beautiful venetian plaster in the cinema room, “Control 4” smart home fitted throughout the house, LED feature lighting throughout, Zinc dormer window, full alarm and CCTV fitted, large driveway and ample on street parking.





























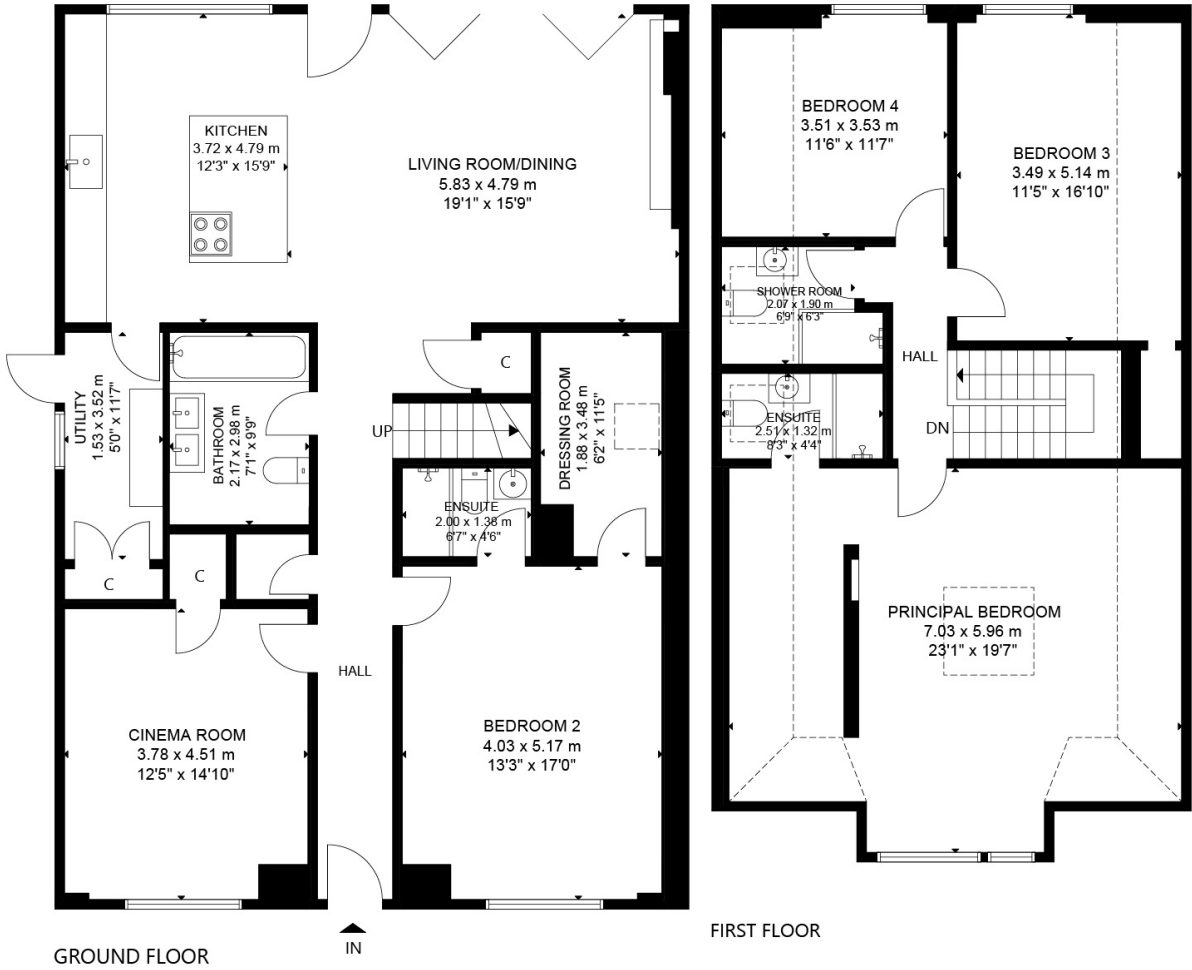












**Local Area**

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.

**BD3417** | Sat Nav: 8 Leven Drive, Bearsden, G61 2EE

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









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