



## GEAN HOUSE

4A HORSESHOE ROAD, BEARSDEN

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- 5 | BEDROOMS
- 3 | BATHROOMS
- 1 | PUBLIC ROOM

**A charming, detached, privately built, five bedroom villa located within a tranquil crescent, just off Bearsden Cross.**

Privately commissioned, this superb, architecturally designed detached villa was built in 1989 by the current proprietors. Designed by Robert Johnston Architects, and inspired by C.F.A. Voysey, this home is a beautiful example of Arts and Crafts design. The house has many unique features including a wall sundial designed in collaboration with Scottish poet Ian Hamilton Findlay. Inside, a stained-glass window between the living room and the hall was commissioned from the award-winning Stained Glass Design Partnership in Kilmaurs.

Accessed off an exclusive, shared, private road this home is in close proximity of Bearsden Cross, steps from Bearsden Tennis Club and convenient for Bearsden Station. The property will appeal to a number of buyers from up-sizers to downsizers alike.

The accommodation comprises; welcoming reception hallway with feature stained glass window, ample storage and W.C. off, beautiful formal lounge and dining area, stylish dining kitchen, large utility (providing access to a spacious double garage and more storage). The principal bay-windowed bedroom with built-in wardrobes and walk-in dressing room and ensuite bathroom complete the ground floor accommodation. One of the most appealing features are the aspects from all ground floor accommodation on to the stunning south-facing garden grounds.

Upstairs, there are four bedrooms and a contemporary family bathroom (2021) The smaller, fourth bedroom provides access to an extremely useful loft/playroom with Velux window.

The home has high-efficiency gas central heating and triple glazing.

The south-facing garden grounds are spectacular and have been meticulously maintained over the last 30 years and have matured into a wonderful space to relax or entertain. There is an expanse of lawn, mature trees and a fabulous patio / seating area off the lounge and kitchen. There is also a greenhouse within the garden.

Finally, there is a paved driveway for at least three cars.





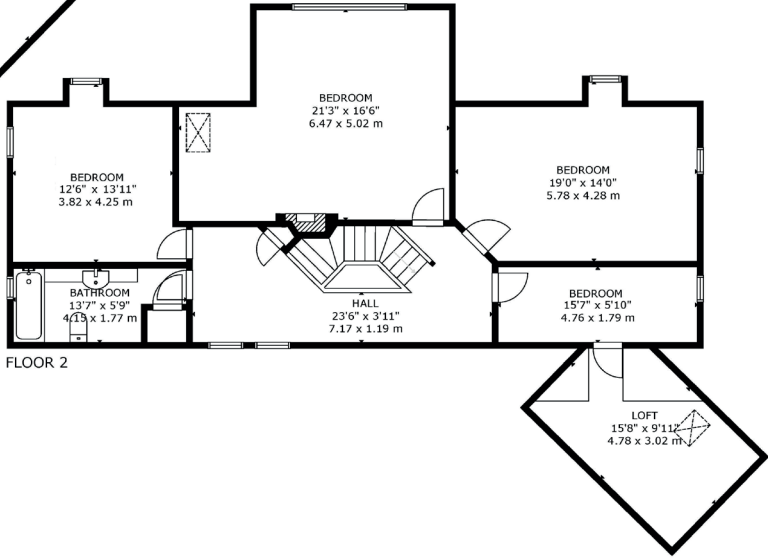
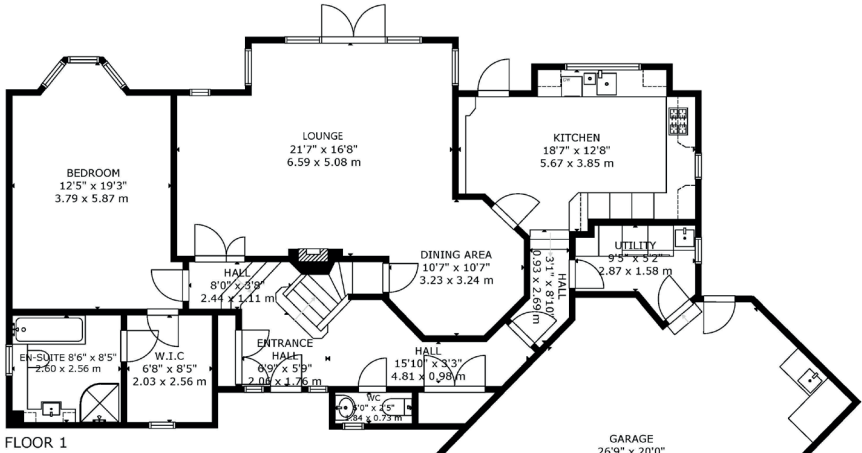












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

**BD3561** | Sat Nav: 4A Horseshoe Road, Bearsden, G61 2ST

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





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