

34  
COLQUHOUN DRIVE  
BEARSDEN



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

**A charming traditional semi-detached villa situated in the Thorn district of Bearsden 34 Colquhoun Drive is a beautiful family home offering generous accommodation over three levels.**

The property is entered via storm doors into a small vestibule leading to a spacious and bright reception hallway with staircase and beautiful stained glass window. The front facing lounge features a stunning bay window and attractive log burner. There is also a large open plan living and dining area with dual aspects leading to a contemporary style kitchen featuring underfloor heating, a centre island with breakfast bar and base units underneath, integrated appliances including induction hob, oven, grill, microwave, dishwasher and wine cooler. The accommodation on this level is complete with a downstairs cloakroom and useful under stair storage cupboard.

A lovely staircase featuring two further stained glass windows on each mid landing lead to the first floor where you will find three spacious double bedrooms, one of which has an en suite shower room. Also on this level is a separate wet room with WC, bath and large sink enclosed in a vanity unit.

A further staircase leads up to the second floor where there is a useful storage cupboard for storing linen and a velux window allowing natural day light to flood into the hallway. A spacious fourth bedroom featuring eaves storage, two velux windows at either side and a good sized en-suite with WC, chrome heated towel rail and walk in shower completes the internal accommodation.

The property is further enhanced by gas central heating, accessible lift from lounge to bedroom, double glazing throughout the open plan kitchen, living dining area and original sash and case windows throughout the rest of the house.

Externally the property benefits from mature garden grounds to the front and rear. The front benefits from a gravelled driveway with ample parking for several vehicles leading to a detached double garage with electric doors. The rear garden is private and enclosed surrounded by trees, plants and a timber fence. It also features two patio areas ideal for placing garden furniture and entertaining. There is also a cellar and some additional storage cabinets for additional storage.

























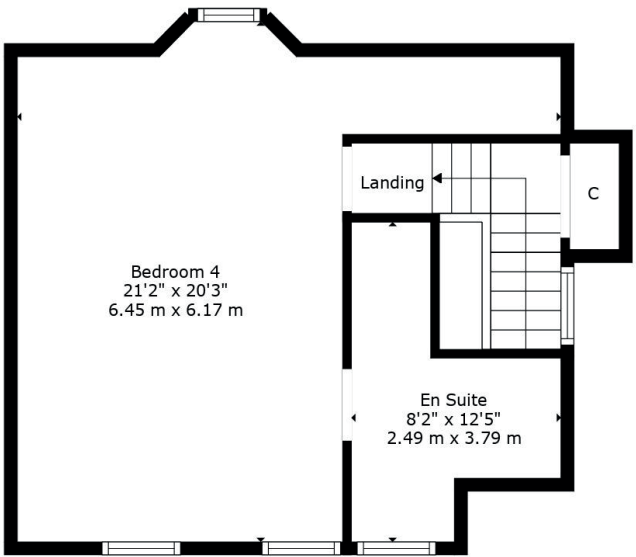
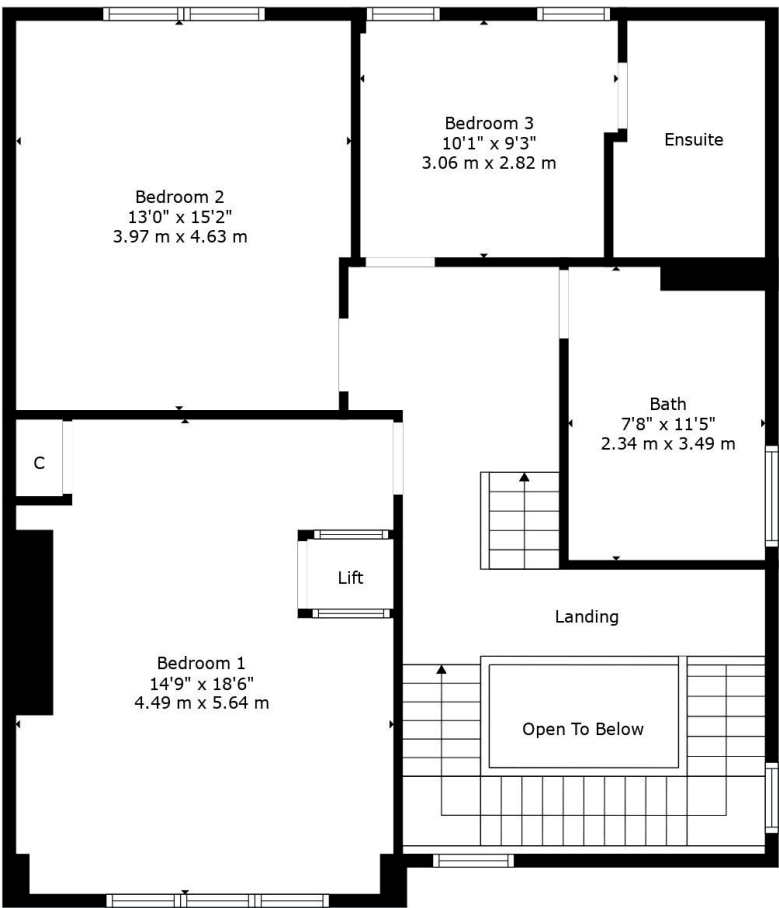












Floor 2

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.

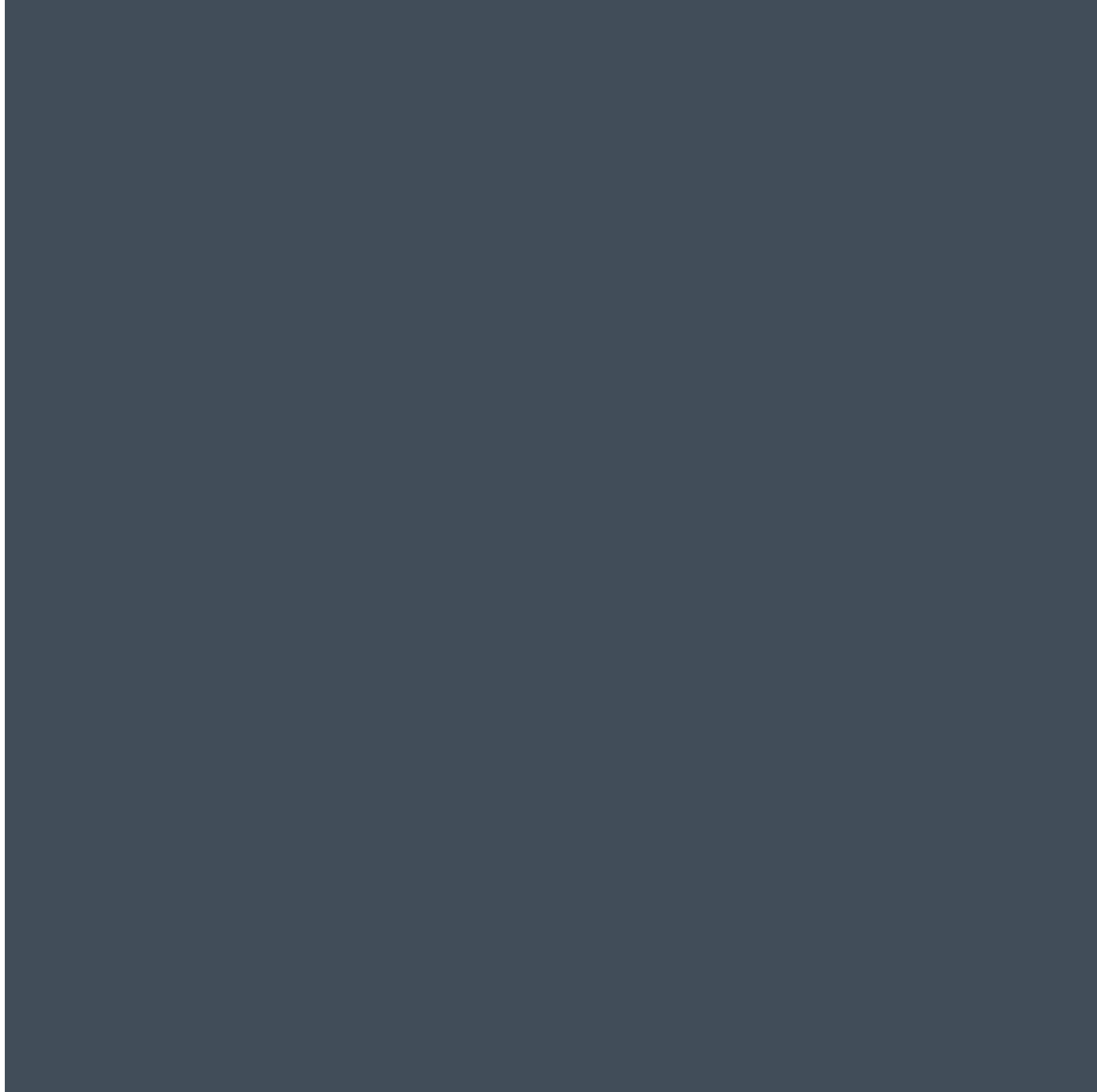
**BD3605** | Sat Nav: 34 Colquhoun Drive, Bearsden, G61 4NQ

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













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