



7 IAIN ROAD
BEARSDEN

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5 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Situated in a generous well-proportioned plot, 7 Iain road is a substantial detached stone built bungalow offering fantastic flexible family living all on one level c. 1776 sq ft. Built in the 1920s the architecture of this house benefits from spacious rooms, high ceilings and character. Previously extended to the rear, where the back garden extends to 19m, there is capacity to be further extended including the large attic space, subject to the necessary planning permissions and consents.

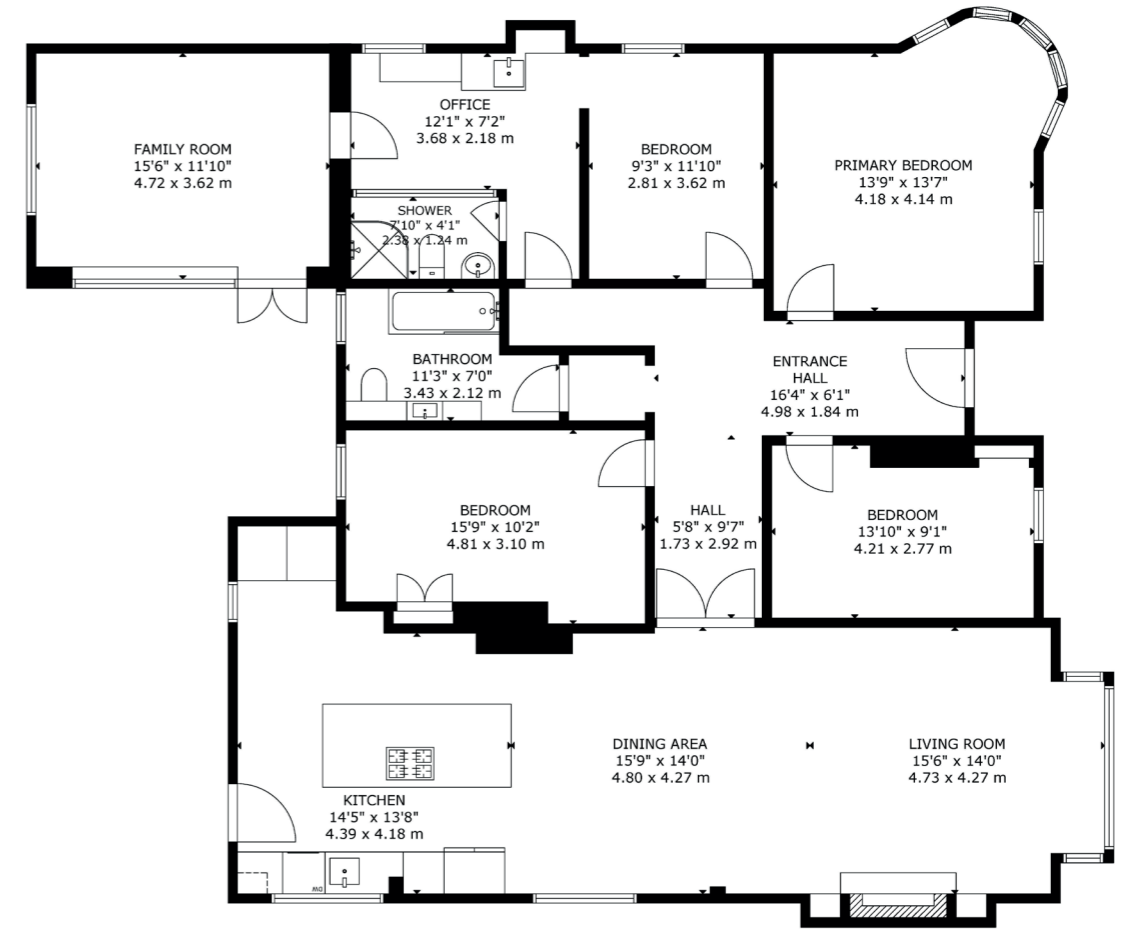
The property is entered via storm doors leading to a vestibule and a welcoming spacious L shaped wide reception hallway with boutique stone porcelain tiles in keeping with the period features of the home. There is a beautiful open plan living, dining and kitchen area. The front facing lounge features a stunning box bay window and wood burner with feature wall. The stunning contemporary style kitchen boasts stylish matt units complimented by granite worktops from Consentino, two integrated double electric ovens and a gas hob. There are four good sized double bedrooms, the principal bedroom features a corner bay window plus a further window giving double aspects. A family bathroom incorporating sink, bath, over bath shower and vanity cupboards. The property has a further wing to the rear with a Kitchenette sink/cabinet and room which could be utilised as a public room or 5th bedroom. The room also allows access into the rear garden from patio doors. The property is further enhanced by double glazing, gas central heating, engineered oak flooring in three of the bedrooms and living/ dining/kitchen space and a floored attic area. There is also consent to install a large french door unit from the kitchen into the rear garden.

Externally the garden grounds to the front have a grassed lawn with planted shrubs and trees. There is a sweeping tarmac driveway which extends up the side of the property providing parking for multiple cars and a set of gates at the side secures the rear garden. There is also a detached double garage 362 sq ft with power, lighting and electric doors. To the rear of the property is private and enclosed garden surrounded by hedge and timber fence to the left. There is a large private south facing rear garden.









The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. The house is within the catchment area of the highly acclaimed Bearsden Academy and there are numerous educational options for Primary schooling. 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 Bearsden, Hillfoot and Westerton 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 and within easy reach is the world renowned Loch Lomond and The Trossachs National Park.

BD3614 | Sat Nav: 7 Iain Road, Bearsden, G61 4LX

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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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