



15 ALBERT DRIVE
BEARSDEN

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Commanding a prime position, backing onto King George V Park, this charming family home is a wonderful example of an upgraded, modernised and meticulously maintained John Lawrence detached bungalow.

Originally constructed in the 1950s, this magnificent family home occupies a sought-after location within Bearsden's enviable Killermont district and boasts accommodation spanning some 1750 square feet, beautiful private and enclosed rear gardens, a large driveway and detached garage. The specification also includes double glazing and gas central heating.

In full, the well-presented and meticulously maintained accommodation comprises:- L-shaped reception hallway, with under-stairs storage and additional storage off the hall, bay-windowed living room, with focal point living flame gas fire, connecting to a formal dining room and conservatory, offering views over the gardens, an extremely well equipped and recently upgraded kitchen, a downstairs bathroom, showcasing a three-piece suite, including shower, generously proportioned double bedroom, to the front of the home, and, completing the downstairs accommodation, a flexible rear facing home office, family room or fifth bedroom.

Stairs lead up to the first floor, where there are an additional three bedrooms, one extremely spacious double, with fitted storage, and a bright, dual aspect, second double, which is currently used as a home office and boasts a walk-in cupboard, currently used as a utility room, and a third smaller single bedroom. Finally, a well-appointed three piece bathroom, with over bath shower completes the accommodation.

The property boasts meticulously landscaped gardens to the front and rear. The front garden features an extensive driveway, bedded borders and a newly built boundary wall, while the rear garden, backing onto King Edward V Park, is designed for easy maintenance, with a lush lawn, patio area and mature established beds and borders. The periphery is lined with a mature hedge.

Situated just a short distance from the scenic walks of Templehill Woods and the renowned Glasgow Golf Club, this home enjoys a fantastic location for outdoor enthusiasts. There is the impressive new school premises at Boclair Academy, located a short walk away and families will also appreciate the excellent Killermont Primary School, which falls within the property's primary catchment area.

This is a quite superb family home, located in an enviable neighbourhood, offering walk-in accommodation that will appeal to a broad demographic of buyer.

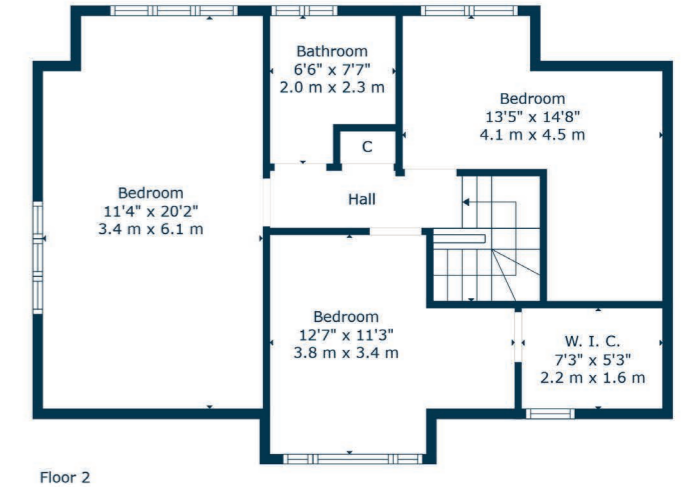












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

BD3808 | Sat Nav: 15 Albert Drive, Bearsden, G61 2PF

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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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