



# BARONE

7 WEST CHAPELTON CRESCENT, BEARSDEN

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## 5 | BEDROOMS   3 | BATHROOMS   4 | PUBLIC ROOMS

'Barone' is a truly exceptional and characterful red sandstone detached villa, perfectly positioned on the highly sought-after West Chapelton Crescent in Bearsden. Originally built in 1911 and named after Barone Hill on the Isle of Bute, this substantial residence spans approximately 2500 sq. ft. over three principal levels, offering an outstanding blend of period charm and modern versatility.

Commanding elevated, open views to the rear, the property enjoys expansive, mature tiered gardens, a detached garage, with workshop and cellar, and a superb, self-contained, basement level, ideal for multi-generational living or growing families. Located just a five-minute walk from Bearsden Railway Station, it offers exceptional convenience for those commuting to the city.

Upon entering, there is a welcoming reception hallway, with a WC off, and, to the rear, two beautifully proportioned reception rooms, capture stunning elevated views over the gardens, one of which features exquisite original wood panelling and a fireplace. A generous formal dining room to the front features a corner oriel window.

There is a generous dining-sized kitchen, which is well-appointed and features an extensive range of base and wall-mounted units, complemented by a separate utility room. From here, a staircase leads to a converted basement level. This exceptionally versatile level features a well-appointed shower room, a reception room, with a kitchenette and direct garden access, and an expansive family room or additional bedroom five. Offering separation from the main residence, this space is ideal for teenagers or, perhaps, children at university, who desire a little more independence, or multi-generational living arrangements.

An original staircase ascends from the reception hallway, passing a stunning stained-glass window at the half landing. The upper level offers four bedrooms - two generous doubles, to the rear, both with spectacular garden views, a third double, with an oriel window to the front, and a smaller single bedroom. A well-appointed family bathroom completes the accommodation.

The specification includes gas-fired central heating and a combination of single and double-glazed windows.

The property is approached via a generous gravelled driveway, providing ample parking. There is a detached garage, with an electric remote-controlled roller door, a rear workshop, and a cellar room beneath.

The expansive rear gardens are a true highlight, consisting of two principal tiered lawns bordered by mature trees, beds and borders, providing both privacy and tranquillity. A generous patio, ideal for outdoor entertaining, lies adjacent to the house, with pathways through the gardens and around the property.

In summary 'Barone' is a magnificent and unique home, brimming with charm and character. Offering an exceptional balance of period elegance and modern versatility, it is sure to appeal to a wide range of buyers. This is a rare opportunity to secure a truly special property in one of Bearsden's most desirable locations.













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.

**BD3816** | Sat Nav: 7 West Chapelton Crescent, Bearsden, G61 2DE

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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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