



**22 LOCHABER ROAD**

BEARSDEN

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c o r u m





4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**This superb 1950s John Lawrence detached home has been professionally extended and meticulously maintained and upgraded. Set within a generous, level and beautifully tended plot, the home enjoys a desirable southerly aspect to the rear, privacy, plentiful off-street driveway parking and a substantial garage, providing excellent storage and practicality. Modern upgrades include gas central heating and double glazing, with a recently replaced roof and soffits.**

Positioned within the catchment area for the highly sought-after Killermont Primary School and Boclair Academy, this property is ideally suited to families looking for flexible and spacious accommodation, in turn key condition.

The thoughtfully designed interior is presented in excellent condition and comprises:- a welcoming L-shaped reception hallway, providing access to generous under-stairs storage and additional storage cupboards. There is a bright, bay-windowed, living room, complete with a focal-point living flame gas fire, flowing seamlessly into a formal dining room, which overlooks the rear gardens. The modern, generously proportioned kitchen is exceptionally well-equipped and boasts a range of base and wall mounted units, solid worktops and appliances, and a stylish three-piece bathroom serves the ground floor. In addition, there is a spacious front-facing double bedroom, providing flexible sleeping arrangements, and, to the rear, a large and versatile room functions as an additional family room.

A staircase leads to the upper level, where there is a large landing and two further bedrooms. The largest of these is an excellent sized double, with walk-in fitted storage, while a second boasts generous proportions. A well-appointed three-piece bathroom completes the upper floor.

Externally, the property enjoys meticulously landscaped gardens, to both the front and rear. The front garden is low maintenance and features two driveways, well-tended planted borders and a boundary wall. The fully enclosed and private rear garden has been designed for ease of maintenance, incorporating a lawn, several patio areas and mature planted borders.

Located within walking distance of scenic woodland trails at Templehill Woods and the renowned Glasgow Golf Club, the home is perfectly positioned for outdoor pursuits. It also benefits from excellent educational facilities, with the newly built Boclair Academy just a short walk away and Killermont Primary School within the catchment area.

This is a truly outstanding family home, in an enviable location, offering move-in-ready accommodation that will appeal to a wide range of buyers.













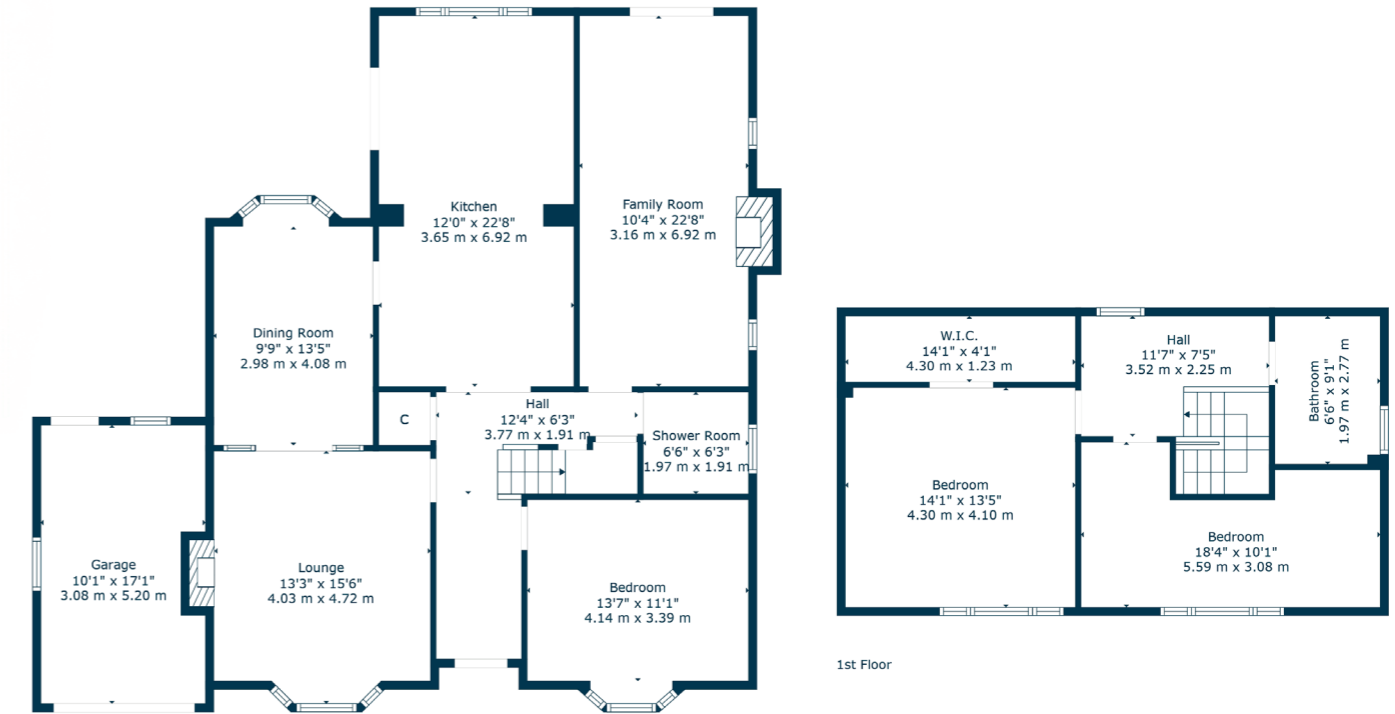












Ground Floor

1st Floor

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.

**BD3849** | Sat Nav: 22 Lochaber Road, Bearsden, G61 2JU

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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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