



26 NORMAN MACLEOD CRESCENT
BEARSDEN

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5 | BEDROOMS 4 | BATHROOMS 5 | PUBLIC ROOMS

Set within the highly regarded Academy Grove development, this substantial and professionally extended five-bedroom detached villa enjoys an exceptional position in Bearsden's coveted Gartconnell district. With generous internal accommodation of circa. 2680 square feet and a superbly private rear garden, this is a modern family home of real distinction, ideally located for access to Bearsden Cross and within catchment for the highly acclaimed Bearsden Primary and Bearsden Academy.

Built to an exacting standard by Bett Homes, this impressive home commands a prime plot within the development, with the rear garden enjoying complete privacy and featuring a large and level lawn and dedicated play area, perfect for family outdoor living.

The interior has been finished to an exceptional standard and is presented in immaculate condition throughout. Of particular note is the Neville Johnson staircase and built in drinks cabinet.

The ground floor begins with a welcoming entrance hallway, with WC and ample storage, leading through to an elegant formal lounge and adjoining dining room. There is an additional family room, to the front, ideal as a home office or playroom, and a spacious open-plan dining kitchen, to the rear, fitted with a full range of modern units and integrated appliances. This space flows into a further family living area, with direct access to the rear garden, while a separate utility room adds everyday practicality. At the rear, an impressive extension provides a superb, bright and airy additional space and benefits from a dual aspect, high vaulted ceiling, featuring multiple Velux windows flooding the space with an abundance of natural light, and sliding doors out to the rear garden.

Upstairs, the home continues to impress with five well-proportioned bedrooms, all of which include built-in storage. The principal suite features a walk-in dressing area and a private en-suite bathroom. Two of the bedrooms share a stylish Jack and Jill shower room, while the remaining two double bedrooms are served by a beautifully appointed family bathroom. Throughout, the accommodation is exceptionally versatile, offering the flexibility and space demanded by modern family life.

Academy Grove occupies a prime location just north of Bearsden Cross, placing residents within easy reach of excellent local amenities, including boutique shops, cafes, restaurants, and a Marks & Spencer Simply Food. The area is particularly popular with families, thanks to its outstanding local schooling options, including Bearsden Primary and Bearsden Academy, as well as St Nicholas' Primary and the High School of Glasgow Junior School. For leisure pursuits, Bearsden offers tennis and golf clubs, lovely local parks, and the well-known Bearsden Ski Club. Regular bus services operate nearby, while Bearsden Station provides convenient rail connections to Glasgow's West End, City Centre, and beyond.

26 Norman Macleod Crescent presents an outstanding opportunity to acquire a beautifully finished, thoughtfully extended family home, in one of Bearsden's most prestigious residential enclaves, offering privacy, space and convenience, in equal measure.





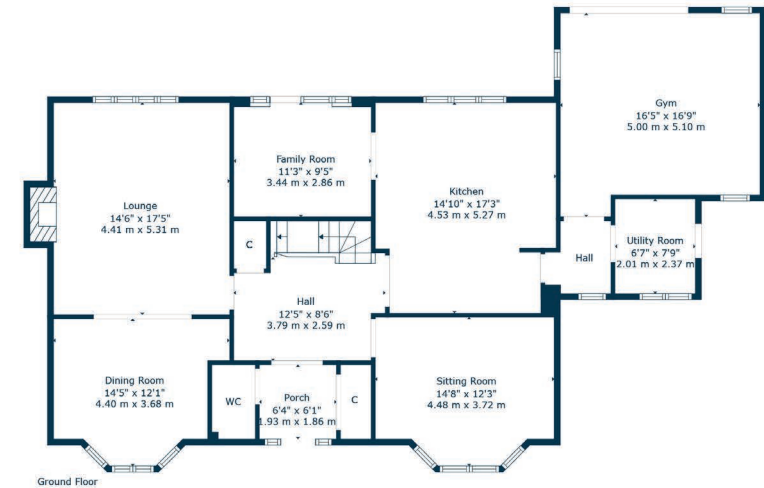
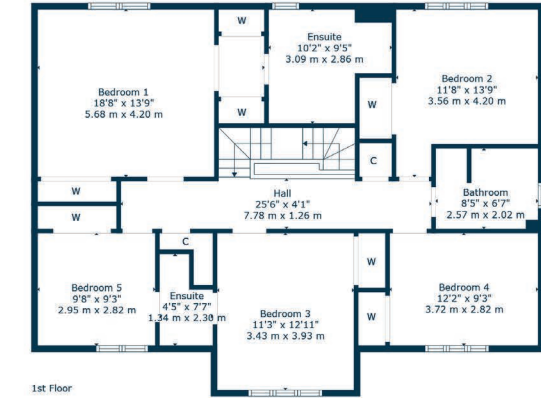












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

BD3905 | Sat Nav: 26 Norman Macleod Crescent, Bearsden, G61 3BF

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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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