



6 KILPATRICK DRIVE
BEARSDEN

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Set in a peaceful position, towards the foot of Kilpatrick Drive, this superb detached villa enjoys a wonderful south-west outlook, across maintained meadowland. Built by John Lawrence in the 1970s, the property offers an exceptional level of space and flexibility, perfectly suited to modern family life.

The accommodation is presented in excellent order throughout and includes a smartly fitted kitchen, contemporary sanitary ware, replacement oak internal doors, uPVC double glazing and a modern gas central heating system.

At ground floor level, a welcoming hallway opens to an extremely spacious lounge, with decorative fireplace and open aspects to the front, a formal dining room or cosy TV/ snug, and a modern, well appointed, kitchen, with utility area off, providing rear garden access. A downstairs WC adds further convenience.

Upstairs, the property offers four bedrooms, including a generous principal, with fitted wardrobes and en-suite shower room. A family bathroom, with separate shower and excellent built-in storage complete the first floor.

Externally, the home occupies a good sized level plot, with a broad lawn to the front. There is a long driveway, providing extensive off-street parking, with gate, and a detached double garage, to the rear of the property. The rear garden is particularly private, fully enclosed and designed to capture the sun, with patios and plenty of space for outdoor entertaining.

North Baljaffray has long been favoured by families, with Baljaffray Primary just a short walk from the property and the area falling within catchment for the highly regarded Bearsden Academy, recently ranked among the top secondary schools in Scotland. The nearby Baljaffray shopping precinct provides everyday amenities, while Bearsden Cross and Milngavie village are each within easy reach, both offering excellent shops, services and railway stations with frequent services to Glasgow's West End, City Centre and beyond.

This is a substantial and flexible family home, in a peaceful setting, with beautiful views.



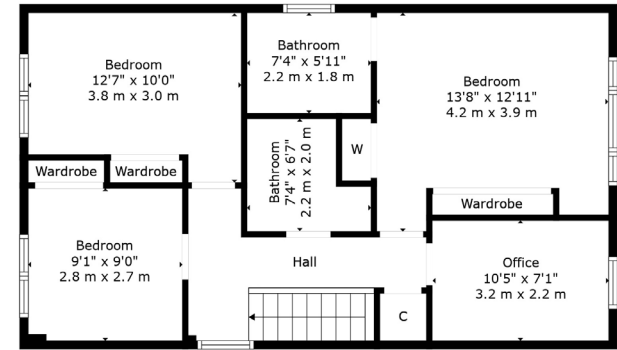




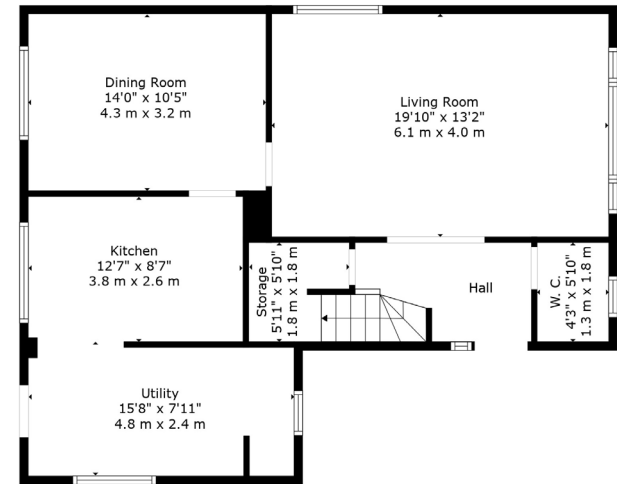








Floor 2



Floor 1

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.

BD3969 | Sat Nav: 6 Kilpatrick Drive, Bearsden, G61 4RH

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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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