

17 PATERSON'S LAUN

BALMORE



c o r u m

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- 4 | BEDROOMS**
- 3 | BATHROOMS**
- 3 | PUBLIC ROOMS**

Exceptionally well presented, traditionally constructed, modern, four bedroom, detached villa, positioned at the end of a quiet cul-de-sac, within an exclusive and highly desirable development, benefitting from a generous driveway, substantial double garage and beautifully landscaped gardens.

Forming part of a small collection of prestigious homes, the development enjoys a peaceful, semi-rural setting, just outside Milngavie. Positioned at the end of a quiet cul-de-sac, the property has been thoughtfully planned, tastefully styled and carefully maintained, offering spacious and versatile accommodation ideally suited to contemporary family living.

The property is surrounded by beautifully landscaped gardens. To the front, a generous driveway provides ample off-street parking and leads to a substantial double garage. The extensive rear gardens are predominantly laid to lawn and feature three separate patio areas, along with a decked seating area, allowing enjoyment of sunlight throughout the day and creating an ideal space for outdoor dining and entertaining.

Internally, the accommodation is arranged over two levels and begins with a broad and welcoming reception hallway, complete with a striking solid oak staircase and access to all principal apartments. The ground floor comprises a formal drawing room, with an attractive feature fireplace and French doors opening onto the rear garden, a formal dining room, a comfortable family sitting room and a beautifully appointed breakfasting kitchen, also benefitting from French doors to the garden. A separate utility room and a convenient cloakroom/WC complete the lower level.

Upstairs, the impressive principal bedroom features a full wall of fitted wardrobes and a well-appointed en suite bathroom. A second bedroom also benefits from en suite facilities and includes a dedicated dressing room. Two further generously sized double bedrooms, both with fitted storage, are served by a stylish family bathroom.

The property is presented in fresh, neutral tones throughout and finished to a high standard, with quality fixtures and fittings, including solid oak doors, skirtings and detailed finishes, enhancing the overall sense of craftsmanship and durability.











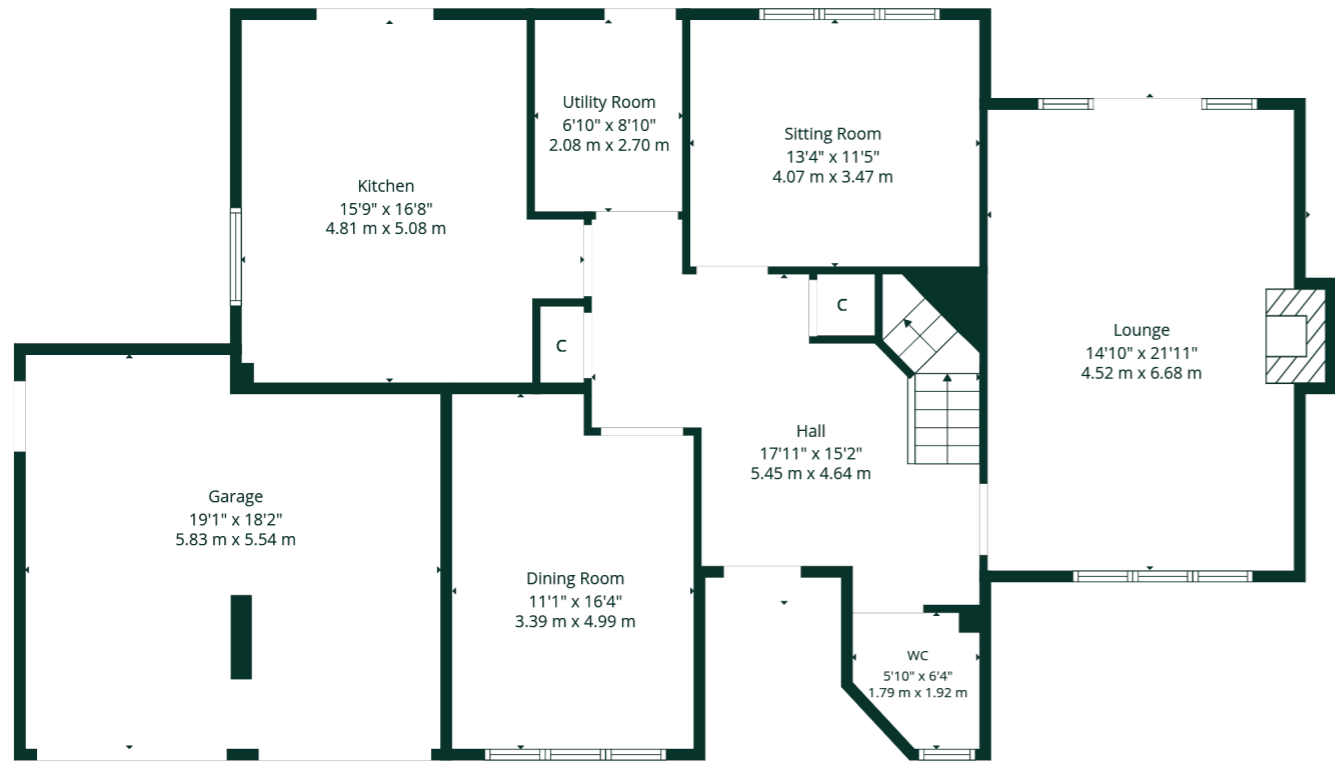




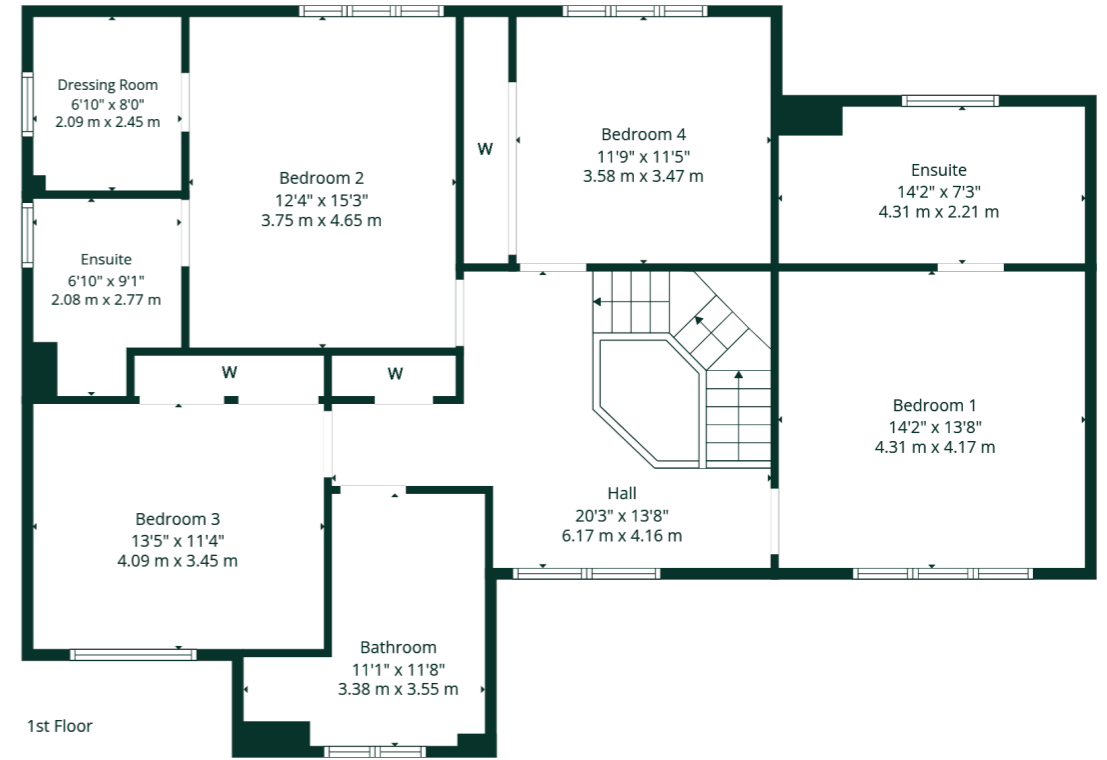








Ground Floor



1st Floor

Local Area

Balmore is a delightful little village, located just to the east of Bearsden and Milngavie, in a cluster of hamlets within the Baldernock area. It has an admired golf course and, on its doorstep, are some really lovely country walks. The local primary school at Baldernock has a great reputation and the property falls within the catchment area for the highly acclaimed Douglas Academy, which offers excellent secondary schooling, along with its Renowned Music School.

Milngavie and Bearsden are just over a five-minute drive away, both of which offer an abundance of amenities, as well as railway stations, and access to the City Centre can be made by car within twenty minutes off-peak.

BD4102 | Sat Nav: 17 Paterson's Laun, Balmore, G64 4AN

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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