



13 *Gartconnell Road*

Bearsden



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Charming, John Russell, five bedroom, detached villa, within the highly sought after Gartconnell district and catchment for Bearsden Primary and Bearsden Academy, benefitting from a generous plot, with beautifully maintained garden grounds, a detached double garage and an integral single garage, including workshop and storage space.

Occupying a prime position within the highly sought-after Gartconnell district of Bearsden, this charming detached villa by John Russell enjoys a particularly attractive setting within one of the area's most established and desirable residential addresses. Boasting a highly convenient location just moments from Bearsden Cross, the property sits within a notably generous plot which has been meticulously maintained, featuring extensive and beautifully tended west-facing rear gardens, attractive front gardens and an open outlook along leafy Elm Walk. Combining excellent room proportions with flexible family accommodation, this is a rare opportunity to acquire a distinguished detached home in one of Bearsden's premier locations.

The accommodation is thoughtfully arranged over two levels and begins with a broad and welcoming reception hallway, from which the principal apartments are accessed. A substantial bay-windowed lounge enjoys a bright aspect over the rear gardens and provides an elegant principal reception room. Opposite, a sizeable formal dining room offers an ideal setting for entertaining and family gatherings, benefitting from an attractive outlook across the front gardens and down Elm Walk.

To the rear of the house, a large modern breakfasting kitchen forms the heart of the home, offering ample space for everyday dining and flowing through to a wonderful additional family room. Featuring a vaulted ceiling and direct access to a raised deck and the gardens beyond, this is an outstanding space for modern family living. A useful study/fifth bedroom sits just off the kitchen and is ideal for home working, while a practical utility/boot room provides access to the side of the property. A beautifully appointed ground floor shower room and an additional storage cupboard further enhance the practicality of the accommodation.

The first floor is centred around a bright upper landing leading to four well-proportioned bedrooms. The principal bedroom is particularly impressive, enjoying views over the rear gardens and benefitting from a charming bay window. Two further double bedrooms provide excellent family accommodation, whilst the fourth bedroom offers flexibility as a nursery, child's bedroom or additional home office. A well-appointed family bathroom completes the upper level.

Externally, the property enjoys beautifully maintained garden grounds. The rear garden is a particular highlight, enjoying a highly desirable west-facing orientation and excellent afternoon and evening sunshine. Predominantly laid to lawn and complemented by mature planting, established borders and a substantial decked terrace, it provides a peaceful and private setting for both relaxation and entertaining. To the front, the open outlook along Elm Walk adds significantly to the sense of space and setting, while a large tarmac driveway extends along the side of the house to a superb detached double garage. In addition, the property benefits from an integral single garage, offering excellent parking, workshop or storage space.

The specification includes gas central heating and double glazing throughout.

Gartconnell remains one of Bearsden's premier residential districts, prized for its peaceful surroundings and exceptional convenience. The property lies within easy walking distance of Bearsden Primary School and Bearsden Academy, whilst Bearsden Cross offers an excellent selection of shops, cafés, restaurants, delicatessens, a Marks & Spencer Food Hall and a wide range of everyday amenities. Bearsden Railway Station provides regular services into Glasgow's West End, City Centre and Edinburgh, with numerous parks, sports clubs and leisure facilities also close at hand.

A handsome detached family home in one of Bearsden's most coveted residential districts, offering generous accommodation, exceptional gardens and outstanding convenience for schooling, transport links and local amenities.













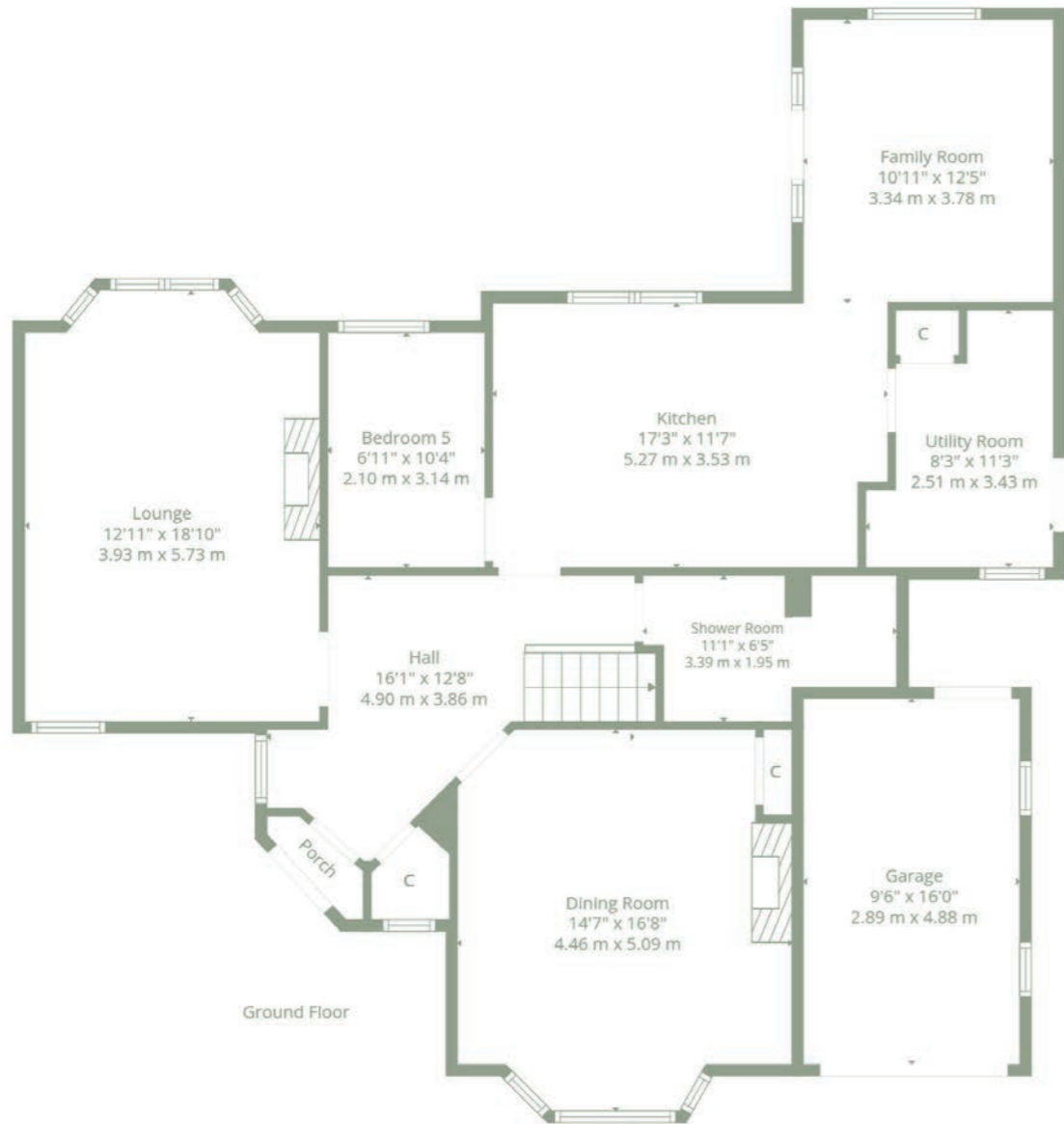












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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





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