

# TOWN & COUNTRY

17 Lochaber Road Bearsden





Lounge



The property sits on one of the largest corner plots in the locale. A handsome family home with freshly painted render exterior beneath a large hipped concrete tiled roof.

The property comprises reception hallway, large bay windowed lounge, dining room with open plan family room which features two sets of French doors which open out onto the rear garden, play room / study, luxurious fitted kitchen with cream high gloss units and Iroko worktops, utility room, downstairs double bedroom and shower room. The upper floor leads to three further double size bedrooms and family bathroom with free standing bath. The master bedroom includes its own four piece en-suite shower room. All tiling, sanitary ware and showers are of the highest standard throughout the house. The kitchen has a full complement of integrated appliances including dishwasher, double oven, 5 burner hob and American style fridge freezer.

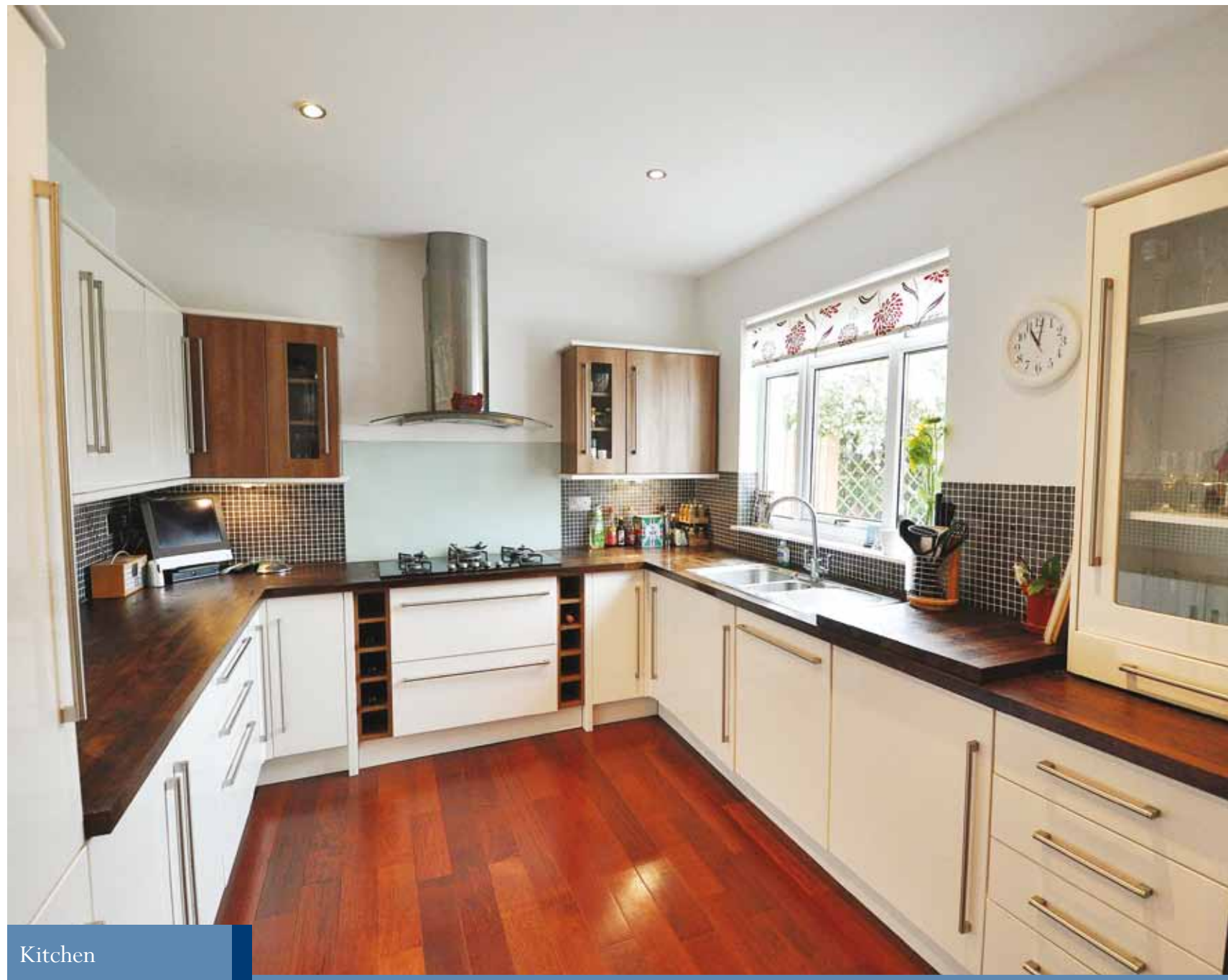
Gas central heating with recently installed condensing boiler. The house is fully double glazed. A fitted split burglar alarm system is currently in operation. The property benefits from cavity wall

insulation and loft insulation. The house has been re-roofed and re-tiled. Throughout the house there are plastered walls and ceilings, low voltage lighting, chrome light switches and sockets and stunning Merbau hardwood flooring on the ground floor.

There is a detached garage to the rear of the house with gravel driveway providing ample off-road parking.

The property occupies a splendid size garden, mainly laid to lawn with an array of established shrubs and trees.

Located on the southern fringe of Bearsden, Lochaber Road is perfect for those looking to enjoy swift access into Glasgow city centre. Hillfoot and Bearsden train stations are both under one mile from the house. There are a wealth of amenities available in Bearsden itself, with Glasgow city centre and the west end within easy reach due to good public transport links.

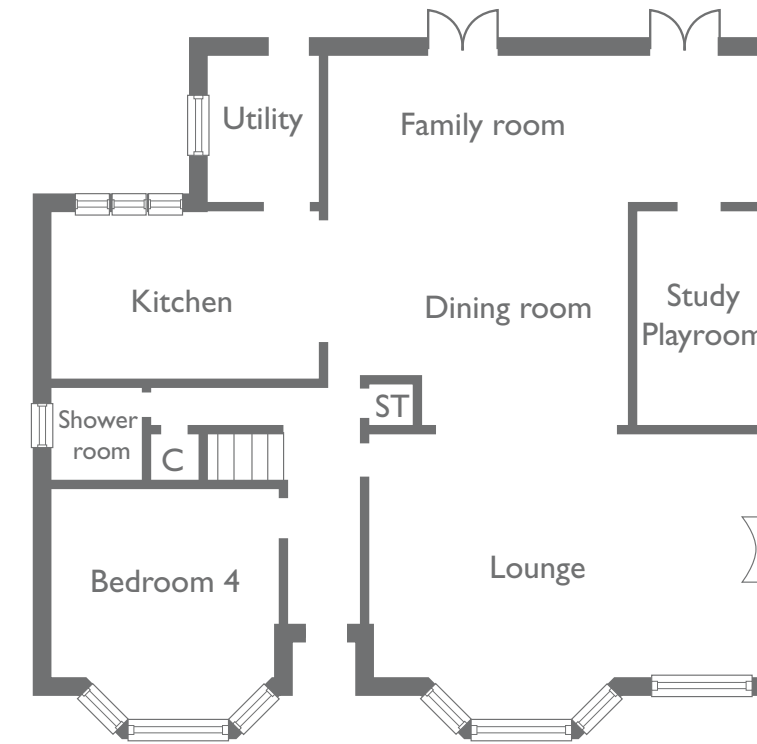


Kitchen

- Lounge ■
- Bedroom ■
- Family Room ■
- Side View ■

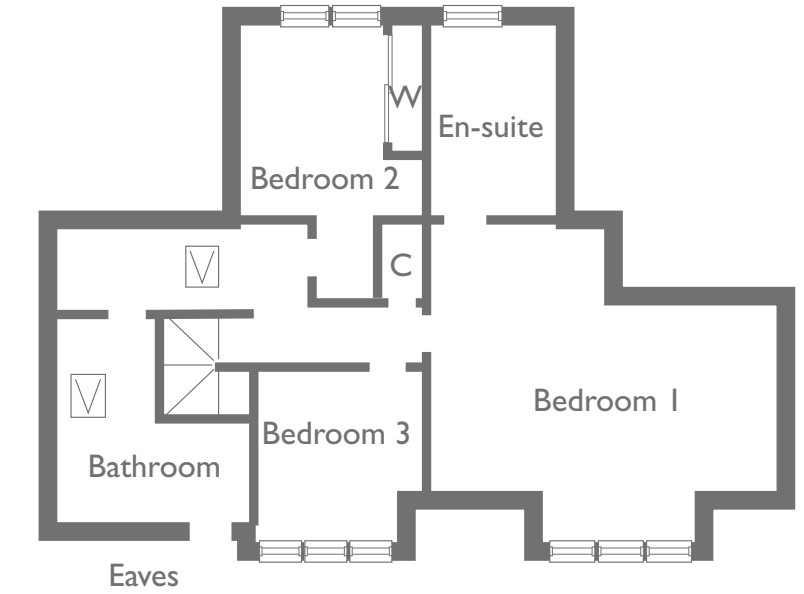


- Bedroom ■
- Bathroom ■
- Front View ■
- En-suite ■



Ground floor

RECEPTION HALLWAY	
LOUNGE	22' 3" x 14' 3"
DINING ROOM	17' 2" x 12' 11"
FAMILY ROOM	24' 8" x 8' 6"
SITTING ROOM/PLAYROOM/STUDY	14' 5" x 7' 6"
FITTED KITCHEN	15' 4" x 10' 0"
UTILITY ROOM	8' 7" x 6' 7"
SHOWER ROOM	6' 1" x 6' 0"



First floor

BEDROOM 1	19' 3" x 18' 8"
EN SUITE	10' 9" x 7' 1"
BEDROOM 2	10' 9" x 10' 8"
BEDROOM 3	10' 4" x 10' 3"
BEDROOM 4	14' 6" x 12' 10"
BATHROOM	12' 7" x 11' 0"



Rear Garden



## Travel Directions

### FOR SAT NAV G61 2JX

Head along Bocclair Road and turn onto Rannoch Drive. Proceed downhill over the mini roundabout turning left onto Garry Avenue. Turn right onto Lochaber Road where the property can be found on your right hand side.

# TOWN & COUNTRY

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## HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band C

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.