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Built in 1939, this impeccably presented five bedroom detached 'Arts & Crafts' villa has been significantly extended and enjoys a wonderful setting overlooking Bardowie Loch. Coming to the market for the first time in nearly 30 years, this already impressive home was enhanced by the addition of a sizeable dining kitchen extension in 2008 where careful consideration to the sympathetic design in order to relate with the wealth of period features contained within. 'Beechcote' sits proudly amidst generous garden grounds and the position off Craigmaddie Road ensures open outlooks across the neighbouring fields and countryside to the rear and from the front and most notably, the two pentagonal corner Oriel windows, affords spectacular views across Bardowie Loch, taking in Bardowie Castle in the distance. The village of Bardowie is surrounded by picturesque countryside and is situated just on the eastern fringes of Milngavie and just to the east of Bearsden, each offering a wide selection of amenities to suit all your daily requirements including shops, restaurants, banks, post office. Bardowie Loch is home to the Clyde Cruising Club Dinghy section and offers weekend sailing lessons, fishing and wild swimming and the area is home to many acclaimed walking routes including those which extend alongside the Allander Water, to Milngavie. Falling within the council of East Dunbartonshire, the location is also well served by excellent schooling at all levels, including the highly acclaimed Baldernock Primary School (situated approx 1 mile from the property) and Douglas Academy High School in Milngavie. The area is also home to a number of renowned golf clubs, active local tennis club, sports centres and nearby transport links include Milngavie train station with regular service to Glasgow and Edinburgh and the A879 Balmore Road continues to Glasgow City Centre.

AT A GLANCE

Arts & Crafts 5 bedroom detached villa

2 en suite

Built 1939

Sizeable dining kitchen extension – 2008

Landscaped gardens

Loch views

THE FINER DETAIL

Predominantly double glazed

Gas central heating system with modern Ideal Logic Plus boiler – installed 2012

Stunning dining kitchen/family room with bifold doors

Underfloor heating in kitchen/living/dining extension and in the master bedroom en suite

Period features include leaded windows, window shutters, curved window latches and distinguished fireplaces

Alarm

EPC Band D











The property sits amidst generous garden grounds which lie principally to the rear and enjoy high levels of privacy backing onto the adjacent fields. To the front, a lawned garden is complemented by a periphery of plants and shrubs and a charming pedestrian gate opens with a path leading through the charming stone pillared entrance. A gravelled driveway offers parking for several vehicles and leads to the double detached garage with internal and external lighting, power sockets, remotely operated vehicle door and twin doors at the rear, open to the garden. To the rear of the garage, is an adjoining workshop with two Velux windows, power and light. The landscaped rear garden is principally lawned and a choice of seating areas include two paved patios, the larger of which runs along the rear of the property and forming a seamless link to the dining kitchen extension, via a full wall of retracting bi-fold doors. The gardens enjoy high levels of privacy and seclusion bordered by beautifully kept hedgerows.

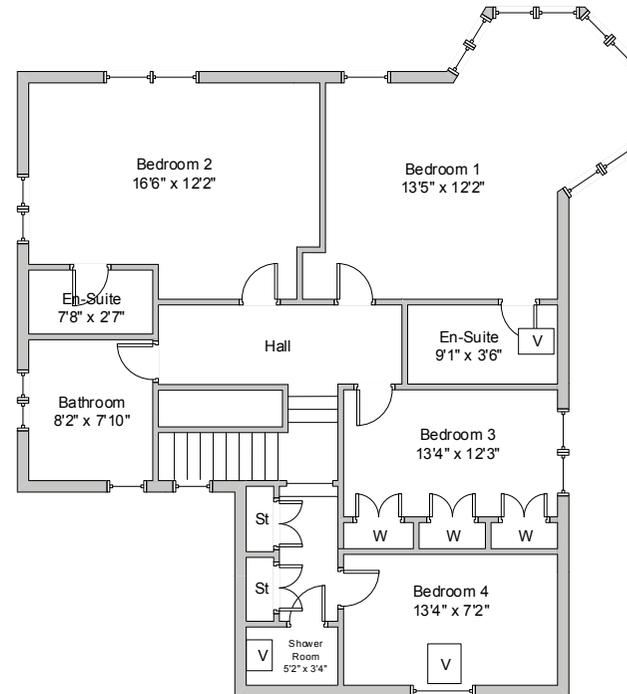
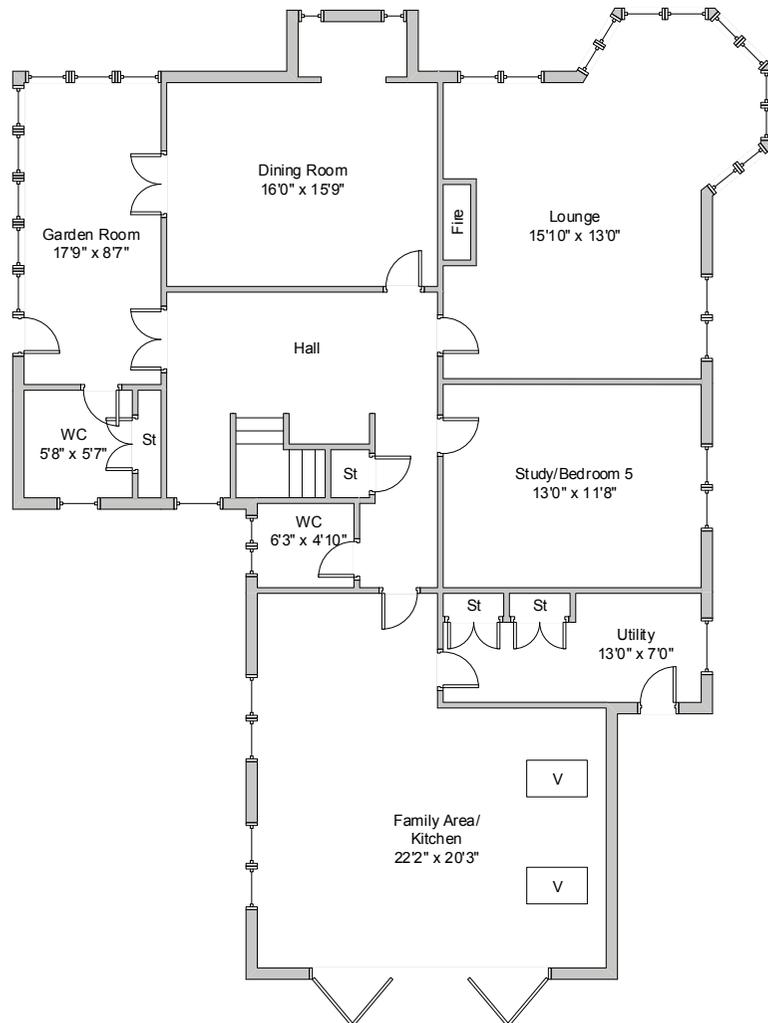
Internally, this impressive home exudes charm and character and offers far more deceptively spacious accommodation than the front facade belies. The versatile accommodation is formed over two levels and begins in the sitting/garden room and the central entrance hall features a decorative staircase. The sumptuous lounge is flooded in natural light by three separate window arrangements including one of the two pentagonal oriel windows and also features a beautiful focal point fireplace with canopy and gas fire. The formal dining room features an inglenook with further fireplace and French doors return you to the sitting/garden room. There are two separate WC facilities on the ground floor and the heart of the home is without question, the expansive dining kitchen/family room with full wall of bi-fold doors, opening onto the rear garden. Added in 2008, the kitchen offers window shutters with double glazed windows and curved window latches and is formed around a centre island with cream shaker style units with cup handles and wooden surfaces. A range of Siemens appliances include a combination oven, oven, gas hob, fridge and freezer and essentially three rooms in one, the dining/kitchen/ family room is heated by underfloor heating which is powered by the gas boiler. The adjoining utility room offers further wall and base units, dish washer and a rear door to the garden. The ground floor benefits further from a spacious study that could also be used as a fifth bedroom. The ornate staircase takes you to the upper landing, off which are four well sized bedrooms, two with adjoining en suite facilities. The master bedroom also features the second of the two impressive corner window arrangements affording arguably the most impressive views of the loch. The remaining two bedrooms on this level are served by a choice of either a shower room at the far end of the hall or the principal bathroom featuring Laufen sanitaryware, vanity units and two stained glass windows.











BEEHCOTE
CRAIGMADDIE ROAD
BARDOWIE, G62 6EX

EPC Band D

Approx gross internal area 2368 sqft | 220 sqm

Property reference BD8838

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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