













A truly spectacular 6 bedroom detached bungalow which has been extensively refurbished and transformed by the addition of a magnificent rear extension and two significant contemporary dormer extensions. 'Westways' is an impressive six bedroom, two public room detached bungalow formed over two levels with expansive gardens at the rear and to the front, affords panoramic views of Bardowie Loch, Bardowie Castle and the Campsie Fells. The extensive remodelling was completed in 2018 and the striking architectural design and orientation were carefully considered in order to maximise the views and gardens, to which a full set of bi fold doors provide a seamless link.



### AT A GLANCE

6 Bedroom detached bungalow  
Approximately 2,580 square feet  
Contemporary dining kitchen extension  
Generous garden grounds

### THE FINER DETAIL

Solid wood herringbone parquet flooring  
Double glazing  
Gas fired central heating system  
Balcony with glass balustrade  
Dining/family/kitchen of approximately 30'0" x 29'0"  
Magnificent views  
EPC Band C



















The exclusive hamlet of Bardowie lies on the eastern fringes of both Milngavie and Bearsden and is therefore convenient for a wide selection of shops, supermarkets and amenities contained in both. The area is surrounded by picturesque scenery including a number of acclaimed walking routes including the riverside path alongside the Allander River, to Milngavie. There are a number of local golf courses, equestrian centre, sports centres and Bardowie Loch is home to the Clyde Cruising Club Dinghy Section offering sailing lessons, fishing and wild swimming. The area is served by excellent local schooling including secondary school tuition at Douglas Academy High School in Milngavie and transport links include a choice of train station at Hillfoot, Bearsden and Milngavie as well as the A879/Balmore Road continuing to Glasgow City Centre.

'Westways' is set amidst expansive garden grounds, the majority of which lie at the rear of the property and face in a southerly direction enjoying the best of the days sunlight. The lawned front garden is bordered by a periphery of plants and shrubs and a gravel driveway provides turning space and parking for several vehicles. 'Westways' is accessed off a private tarmac road just next to the property which is in joint ownership with one adjacent neighbour (Greenways). The sizeable, level rear garden offers two sections of lawn adjoined by an attractive arched hedgerow. A timber deck runs along the entire rear of the property and forms a seamless link to the dining kitchen with a set of fully retractable bi-fold doors. The views of the garden can be enjoyed from the stylish upstairs balcony with glass balustrades which affords beautiful outlooks over the garden, to the tree lined boundary beyond.

Internally, the specification and attention to detail are immediately evident on entering the broad entrance hall where Herringbone parquet oak flooring continues throughout much of the ground floor. The lounge features a box bay window facing the loch, two attractive circular portal windows and also has a focal point fireplace with open fire. The current owners spend much of their time in the superb dining kitchen which opens to a family room and dining area at the far end. The kitchen features a long centre island with breakfast bar and features a selection of integrated appliances including wine chiller, double oven, hob, dishwasher, fridge and freezer. The family room is formed around an open fire and sits next to ample provision for a dining table and chairs and the room enjoys an abundance of light and views of the garden through three floor to ceiling windows and the aforementioned bi-fold doors. There is an adjoining utility with double Belfast sink and a boot room with access to the garden and also, a deep walk in storeroom. The sleeping quarters include six bedrooms with four upstairs and two on the ground floor and also on the lower level, a refitted family bathroom with marble effect tiling and contemporary roll top bath, large walk in shower enclosure with rainwater mains shower, oval bowl sink and decorative fireplace. The four upstairs bedrooms all include fitted wardrobes, the master bedroom features a walk in wardrobe and balcony overlooking the rear garden and finally, a further four piece bathroom with bath and separate shower enclosure.





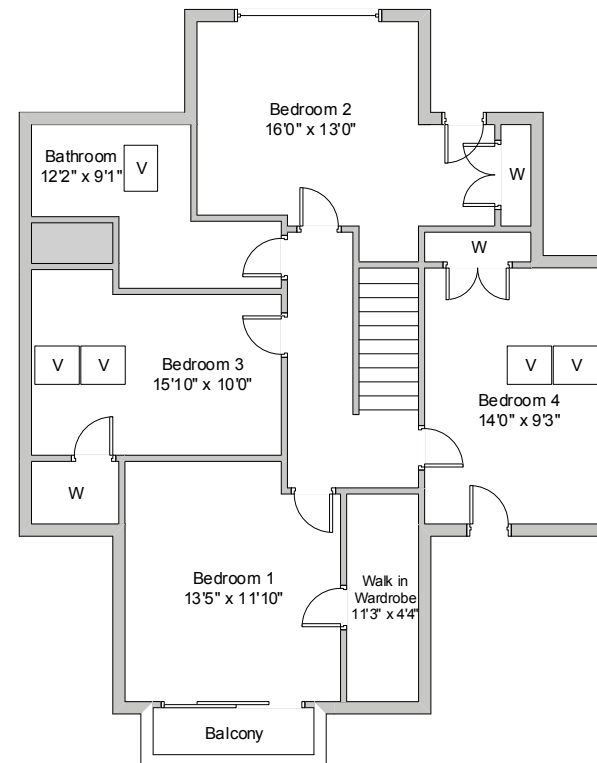
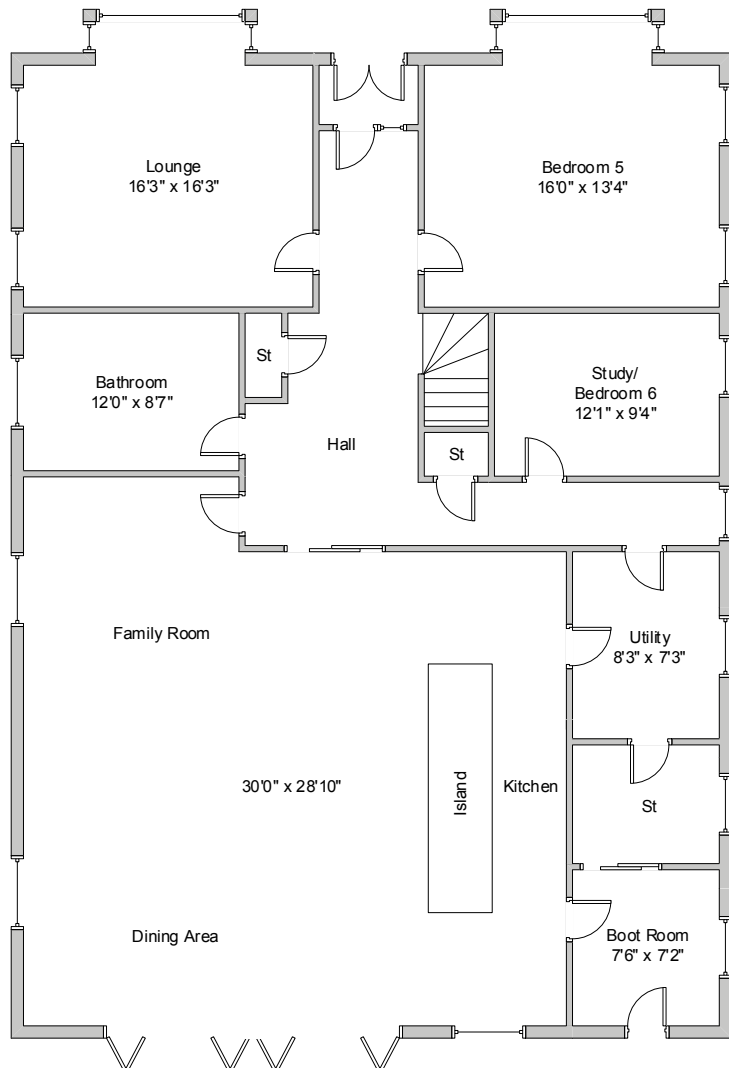












**WESTWAYS**  
**BALMORE ROAD**  
**BARDOWIE, G62 6ES**

EPC Band C

Approx gross internal area 2787 sqft | 259 sqm

Property reference BT8837

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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