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A fully upgraded and extended, five bedroom, detached villa with south facing rear garden.

This impressive family home is formed over two levels and offers well proportioned accommodation decorated in neutral tones throughout extending to; entrance vestibule, reception hallway which leads to the spacious lounge with log burning stove and French doors opening out to the rear south facing patio. The lounge is open plan to the fully fitted dining kitchen which offers a great space for entertaining. The dining area leads to a rear shower room with white three piece suite and access to the integral garage. A double sized bedroom completes the downstairs accommodation.

As you proceed up the stairs, the upper landing provides access to a master suite, three double bedrooms and family bathroom with newly fitted white three piece suite and stylish tiling throughout. As you walk along the landing there are two good sized storage cupboards before accessing the impressive master suite which benefits from dual aspects, fitted dressing areas on each side and a fantastic en-suite bathroom with white four piece suite.

Outside, this beautiful home is accessed via a monoblocked driveway large enough to hold several cars, leading to an integral garage. There is a small area of lawn to the front and the rear garden is south facing, level and mainly laid to lawn for ease of maintenance. Making the most of the southerly aspects, the current owners have installed a large decking area to the rear and the garden enjoys a high degree of privacy thanks to the border fencing.

AT A GLANCE

Five bedroom detached villa

Immaculate throughout

Walking distance of local amenities

Excellent schooling

THE FINER DETAIL

Southerly facing rear garden

Driveway & Garage

Gas Central Heating

Double Glazing

EPC Band C







This highly sought after address is within walking distance of Killearn Primary School, which subsequently feeds into Balfron High School, to which, a regular bus service operates. Killearn itself is surrounded by picturesque scenery at the foot of the Campsie Fells and is home to a number of renowned low level walking routes and the more challenging hillside walks including the West Highland Way, The John Muir Way and the Water Track which links Killearn, bypassing Dumgoyne and Glengoyne Distillery, to the village of Blanefield. Killearn offers a range of local amenities including a Co-Op store, coffee shop, delicatessen and Old Mill pub and restaurant as well as hairdresser, medical centre, pharmacy and vet. Major road networks offer easy access to the centres of Glasgow and Stirling and the nearest train station can be found in nearby Milngavie offering a regular service to Glasgow, Edinburgh and further afield.





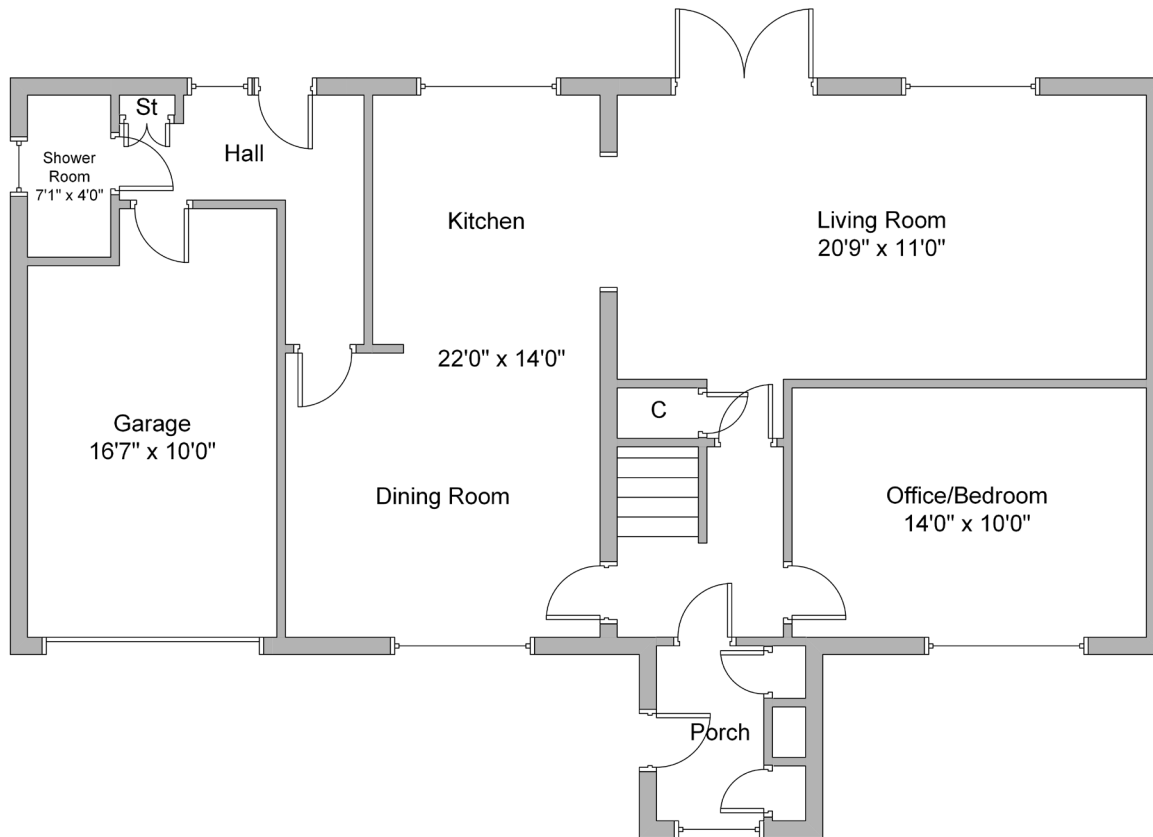
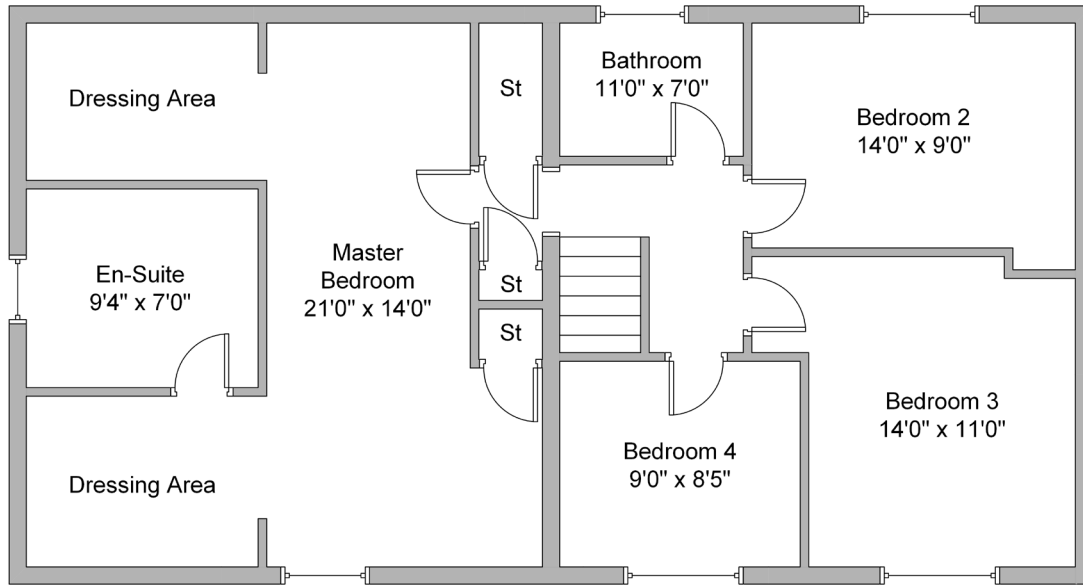




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15 BRANZIERT ROAD NORTH
KILLEARN G63




EPC Band C

Approx gross internal area 1894 sqft | 176 sqm

Property reference BD8945

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.



Find out more contact Clyde Property Bearsden: 68 Drymen Road, Bearsden G61 2RH. T: 0141 570 0777 F: 0141 570 0123 E: bearsden@clydeproperty.co.uk   

clydeproperty.co.uk

