



To view the HD video click here



The Gartconnell district of Bearsden remains one of the areas foremost addresses and this impeccably refurbished, three bedroom detached villa sits proudly within expansive gardens. Built as the Argyle style by John Russell, with four bedrooms, the home has been remodelled to provide a stylish open plan arrangement on the ground floor of three versatile public rooms and a sizeable conservatory at the rear and offers three bedrooms upstairs. The current owners have also obtained planning permission in 2020 to add a sizeable two storey side extension and single storey rear extension, of which a floorplan is included overleaf (planning reference number ED/BS/20/0048/BSW). Elm Walk is a peaceful address within the highly sought after Gartconnell area of Bearsden, located just to the north of Bearsden Cross and the wide selection of amenities contained therein. There are a number of nearby shops, restaurants, delicatessens, fishmonger, butcher, Marks & Spencers Food Hall and the location also falls within the catchment for renowned schooling, namely Bearsden Primary School and the excellent Bearsden Academy High School. Just to the south of the cross, Bearsden train station provides a frequent rail service to Glasgow and Edinburgh.

### AT A GLANCE

Impeccably refurbished  
Highly sought after address  
Generous, level gardens  
Approved planning permission to extend  
Driveway and garage

### THE FINER DETAIL

Hardwood flooring  
Column schoolhouse radiators  
Two sided multi fuel stove  
Quality kitchen, shower room and bathroom fittings  
Double glazing  
Gas central heating  
Alarm  
EPC Band D











Internally, this bright and airy home is presented in neutral décor throughout and the specification is immediately evident on entering the entrance hall where there is solid wooden flooring, recessed ceiling lighting and column radiators. The lounge is separated from the family room by a double sided multi fuel stove and this sociable lounge area also opens to the dining room. French doors from the family room lead to a sizeable Amdega conservatory overlooking the rear gardens. The kitchen is complete with wall and base units, wooden surfaces, integrated oven, hob and washing machine, Belfast sink and accesses an adjoining utility/store room. A refitted shower room completes the ground floor complete with Travertine tiling, low level lighting and heated towel radiator. Stairs lead to a galleried landing off which are three bedrooms, two with a full wall of fitted wardrobes and finally, a beautifully tiled family bathroom with large rainwater mains shower above the bath.

The attached plans were approved in 2020 and provide a clear overview for those who may wish to continue with the extension and in doing so, would allow this already spacious home to further grow and expand along with the family.

On street parking and turning space is provided by an expansive gravel driveway fronted by plants, shrubs and a low wall and continues to the garage with courtesy door at the rear. The larger rear garden is laid to lawn with a selection of trees along the rear and provides high levels of screening with bordering hedgerows and fencing.













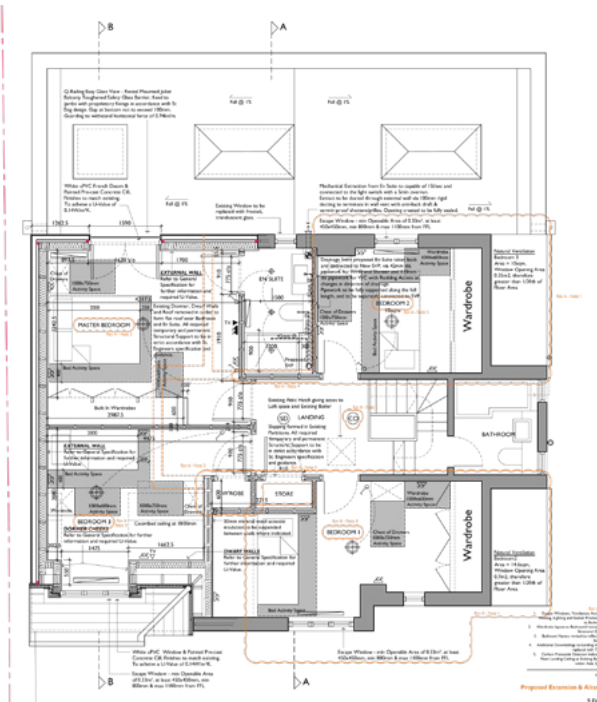
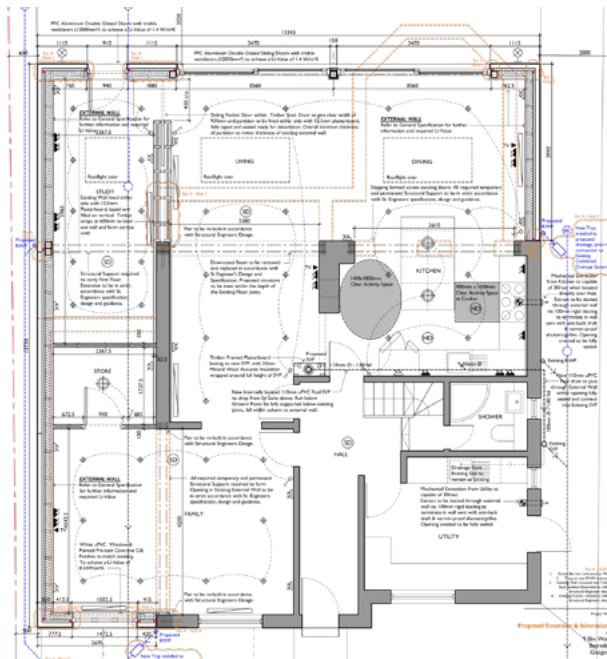
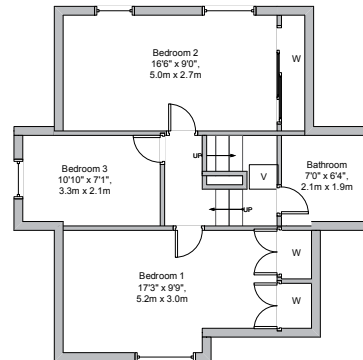
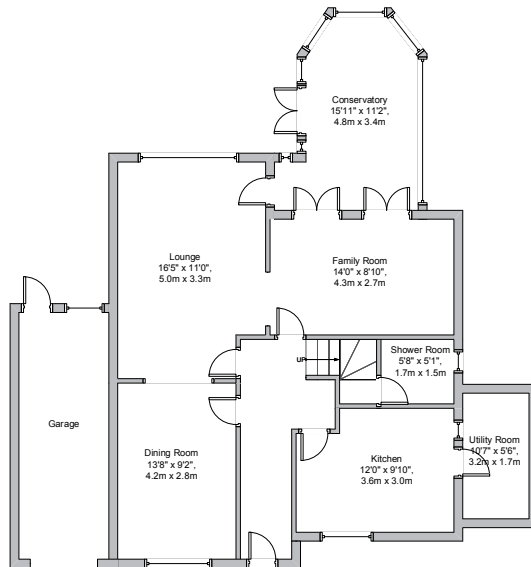












PROPOSED PLAN

**9 ELM WALK**  
**BEARSDEN, G61 3BQ**




EPC Band D

Approx gross internal area 1496 sqft | 139 sqm

Property reference BH8773

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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