



To view the HD video click here



A significantly extended five bedroom detached villa set amidst expansive, south easterly facing gardens.

This impressive family home of nine principal apartments is formed over three levels and the peaceful setting affords attractive views and privacy. Internally, the home offers bright and versatile accommodation beginning in the entrance hall which leads to the spacious lounge with log burning stove and views over the front garden. The dining room is accessed by both a door from the lounge and from the kitchen with views over the beautifully nurtured rear garden. The fitted, dining sized kitchen is approximately 25ft in length with a door to the rear garden and also leads to the established rear extension which hosts a bright south westerly facing garden room with double sized bedroom and shower room off. There is also a large storage room off the bedroom. As you proceed up the staircase, the accommodation on the first floor extends to two double sized bedrooms (one with built-in wardrobes), a modern family bathroom with white three piece suite and shower over bath, and a good sized third bedroom which is currently being used as a home office. A further staircase takes you to the attic conversion which hosts a well proportioned fifth bedroom with storage off and windows offering lovely views towards Ben Lomond.

AT A GLANCE

Five bedroom detached villa
Significantly extended
Walking distance of local amenities
Excellent schooling

THE FINER DETAIL

Southerly facing rear garden
Driveway
Gas Central Heating
Double Glazing
EPC Band D









Outside, the front garden is laid to lawn with a periphery of plants and hedgerow. A tarmacadam driveway leads to a car port at the side of the property and provides enough space for several cars.

The expansive rear garden is also laid to lawn and beautifully screened by a selection of mature trees, border shrubs and fencing. There is a choice of seating area with a slabbed patio at the rear door and a large covered timber deck running along the outside of the rear extension with lighting providing the ideal spot for an evening drink with friends.

This highly sought after address is short stroll from Killearn Primary School, just beyond the play park and sports ground, 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 Blane. Killearn offers a range of local amenities including a Co-Op store, coffee shop, delicatessen, 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.



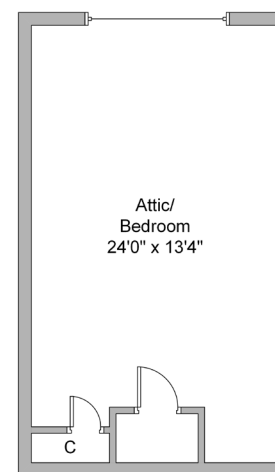
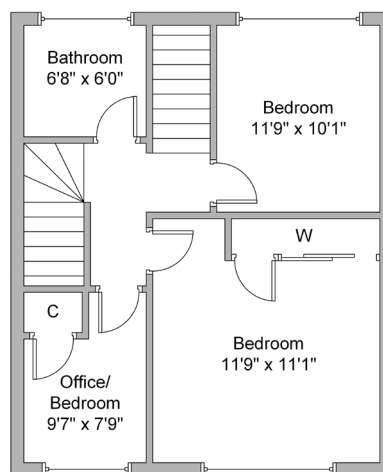
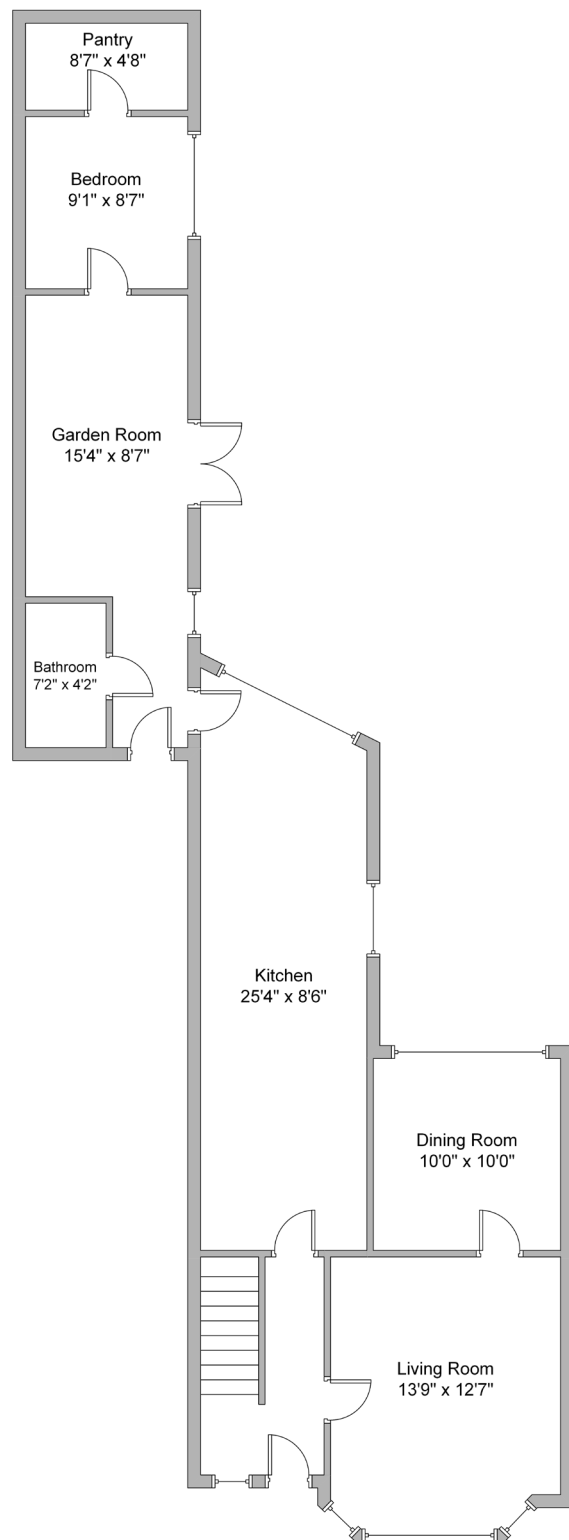












15 ALLAN ROAD
KILLEARN
G63 9QF




EPC Band D

Approx gross internal area 1668.4 sqft | 155 sqm

Property reference BM8930

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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