



ROSE DENE DRIVE

BEARSDEN



5 | BEDROOMS 5 | BATHROOMS 3 | PUBLIC ROOMS

This absolutely stunning, eight apartment, detached villa, extending to circa. 2120 square feet, occupies a prime plot, with south facing rear garden and excellent off-street driveway parking.

The property is located within the exclusive, award winning, Kilmardinny Manor development by Robertson Homes, and this “Everett Grand” model won house of the year at the Scottish Home Awards in 2021. Falling within the catchment area for both Bearsden Primary and Bearsden Academy, the property will undoubtedly appeal to families.

Since taking occupation from Robertson Homes, our clients have further enhanced the property, both internally and externally, to an excellent standard, and, in addition, the balance of the 10 year NHBC Guarantee will be transferrable to the new purchasers, which will provide great peace of mind.

The accommodation on offer comprises: welcoming reception hallway, with stylish wc off, and a stunning front facing lounge, featuring a large, full height, window. Double doors lead from the lounge into a dining area. There is a contemporary kitchen, with breakfast bar and high quality integrated appliances, including upgraded microwave and oven, induction hob, with extractor fan, fridge freezer and dishwasher. The kitchen has beautiful dark and light grey units, complemented by a stunning Cliveden stone worktop, composite sink, with mixer tap and grey mirror splashback. There is a family dining area, which is semi open plan to a dual aspect garden room, featuring a vaulted ceiling and upgraded bifold doors, providing access to a lovely south facing garden. Completing the ground floor is a separate utility room and access to an integrated garage. Downstairs is further enhanced by stunning Amtico flooring from the Spacia collection, feature lighting in the kitchen and a Sonos sound system.

On the first floor, a spacious landing provides access to four generous bedrooms, a large storage cupboard and a family bathroom. Bedroom one features fitted wardrobes, with sliding doors, and a fabulous en-suite, with rainfall shower and chrome heated towel rail. Bedrooms two and three are connected via a useful ‘Jack and Jill’ shower room. The fourth bedroom is currently being utilised as a study and additional sitting room.

A staircase leads to the second floor and a fabulous principal suite, featuring a large bedroom, with spacious walk-in dressing room, and superb, fully tiled, en-suite, with walk-in shower.

In addition, the property has gas central heating, double glazing, Porcelanosa tiling and Laufen fixtures/fittings in all bathrooms.

Externally, there are beautifully landscaped garden grounds, to both front and rear. The fully enclosed, south facing, rear garden is private and captures all day sun. There are beautiful bamboo trees and timber fencing on the periphery. To the front, there is a monoblock driveway, providing off-street parking.



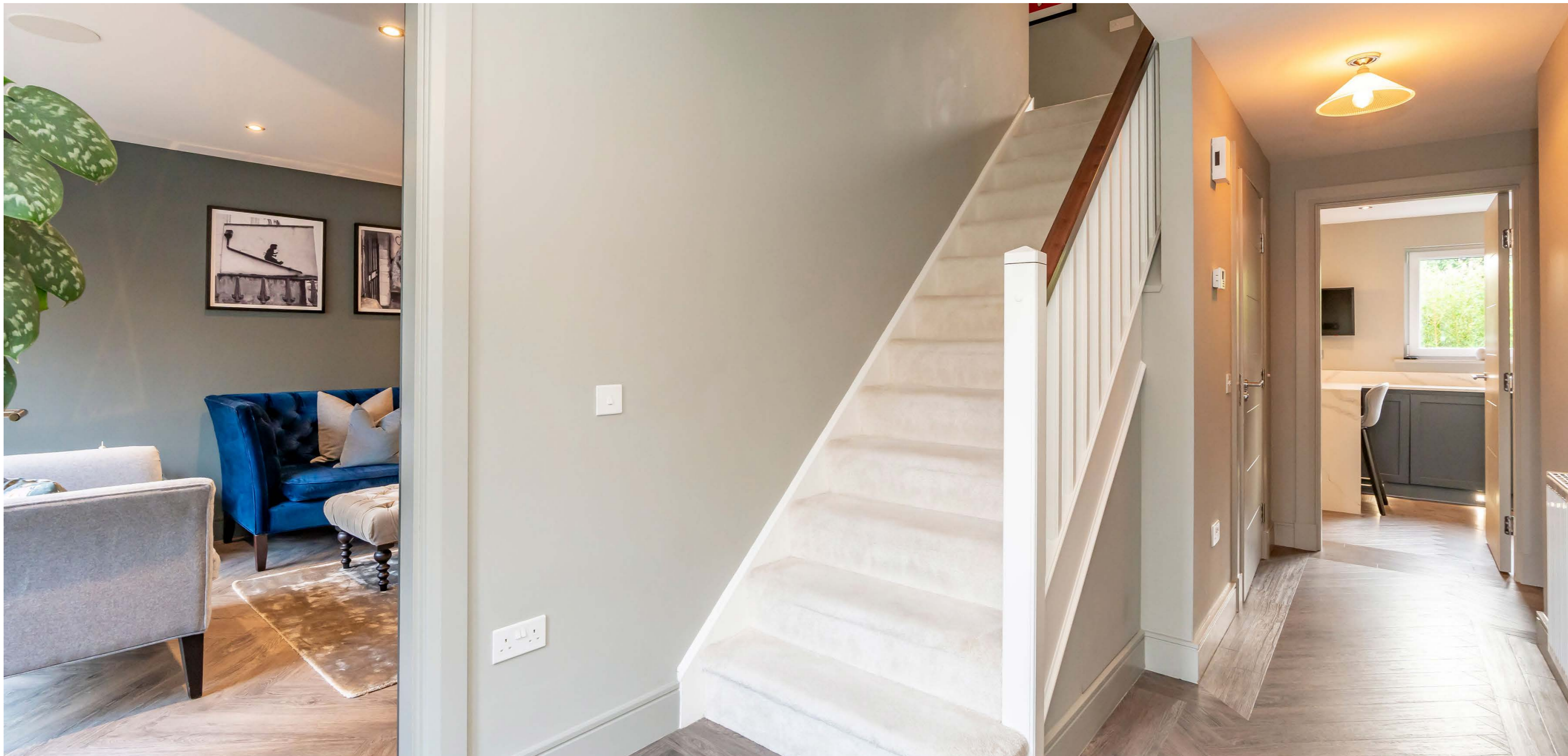










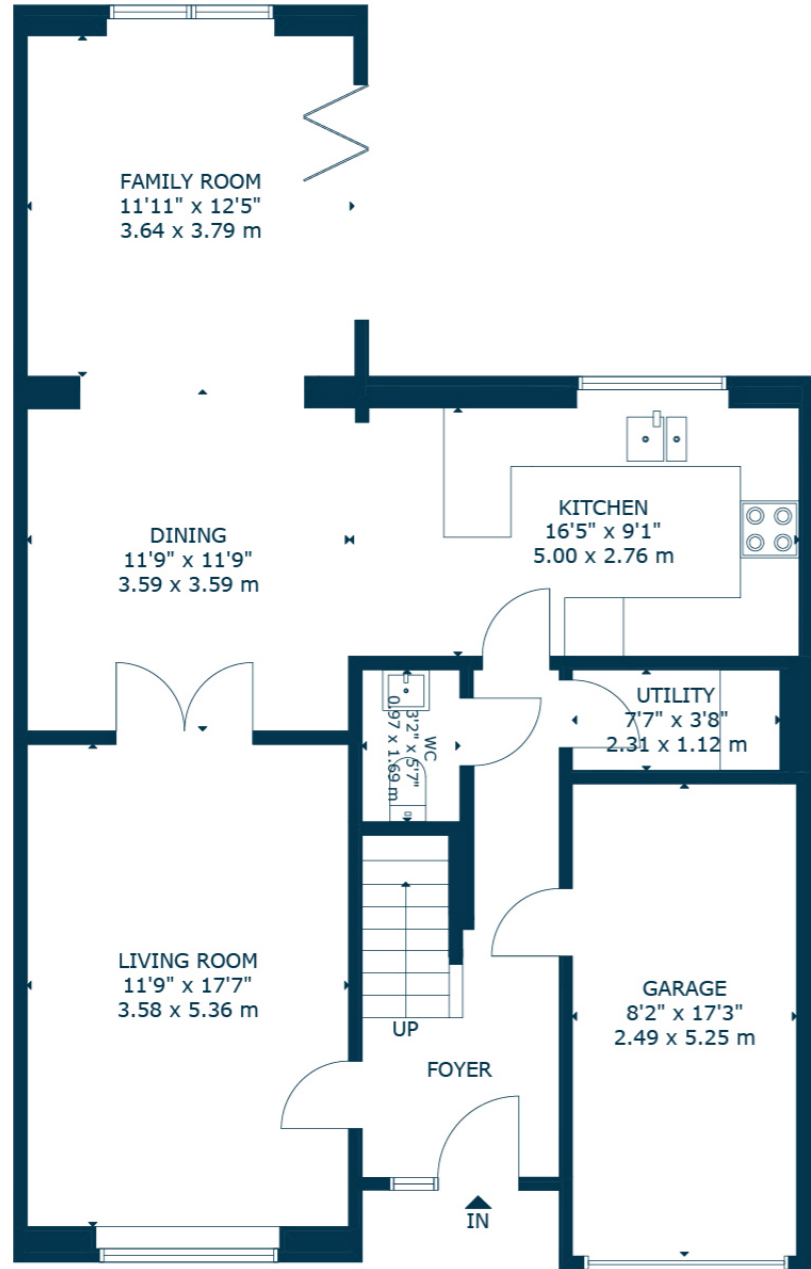




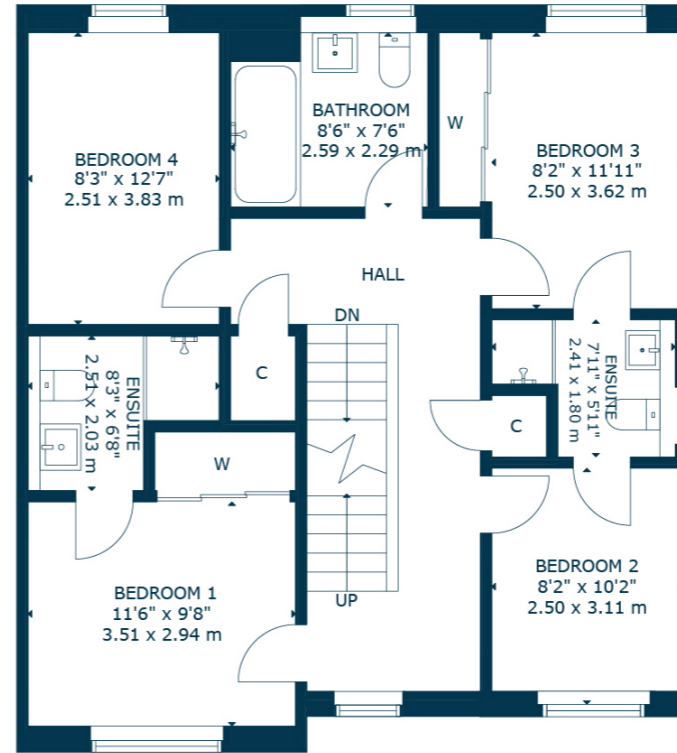




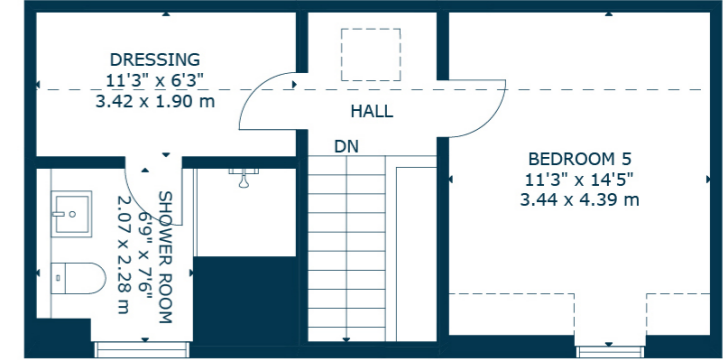




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

BD3594 | Sat Nav: 30 Rose Dene Drive, Bearsden, G61 3EL

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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YOUR FUTURE



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