

# KIRKLEA

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21 CADDER ROAD  
BISHOPBRIGGS



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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

**We are delighted to launch to the market this exceptional four bedroom semi detached stone villa which enjoys Southerly aspects to the rear and is well placed for a wide range of local amenities in ever popular Bishopbriggs.**

The former schoolhouse is located in the Bishopbriggs conservation area and falls within the catchment area for Meadowbank Primary School, St Matthews Primary, Turnbull Secondary and Bishopbriggs Academy.

The accommodation has been refurbished throughout and extends to over 1700 square feet. The property comprises; A welcoming entrance vestibule with seated area and ample space for jackets and shoes. The spacious entrance hall leads to the main living area which consists of a bedroom currently being utilised as a study, lounge with original fireplace, a large sitting room with two beautiful windows leading to a fabulous open plan dining kitchen featuring a beautiful unique high vaulted ceiling with skylight, feature windows and bi-fold doors allowing lots of natural light to flood in. The traditional style kitchen features a Belfast sink and induction hob with double oven. Just off the kitchen is a large utility room with shower room including a shower, WC and sink. There is also a door which gives access to the rear garden.

An attractive staircase leads up to bright spacious upper landing with three double bedrooms. The principal bedroom features beautiful fitted wardrobes, walk-in dressing room and en-suite with shower and sink with vanity unit. The upstairs accommodation is complete with beautiful family bathroom featuring a free-standing bath and sink with vanity unit.

The property is further enhanced with gas central heating, real wood flooring with underfloor heating downstairs and Sash and Case single glazed windows with shutters.

Externally, the front of the property is accessed by an iron gate and has a lovely driveway surrounded by a stone wall with shrubs and trees. The rear garden is enclosed and private with mature trees and shrubs. Benefitting from a South West aspect and patio area which has ample space for garden furniture can be accessed from the kitchen by-fold doors. There is also a flat grassed area and a sun trap round the side of the property where the current owners have more seated garden furniture.





















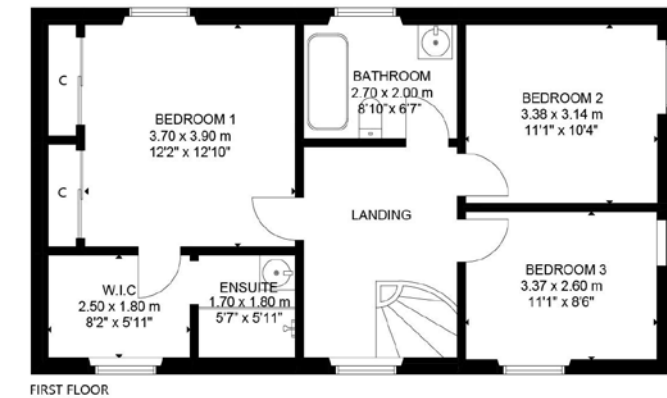
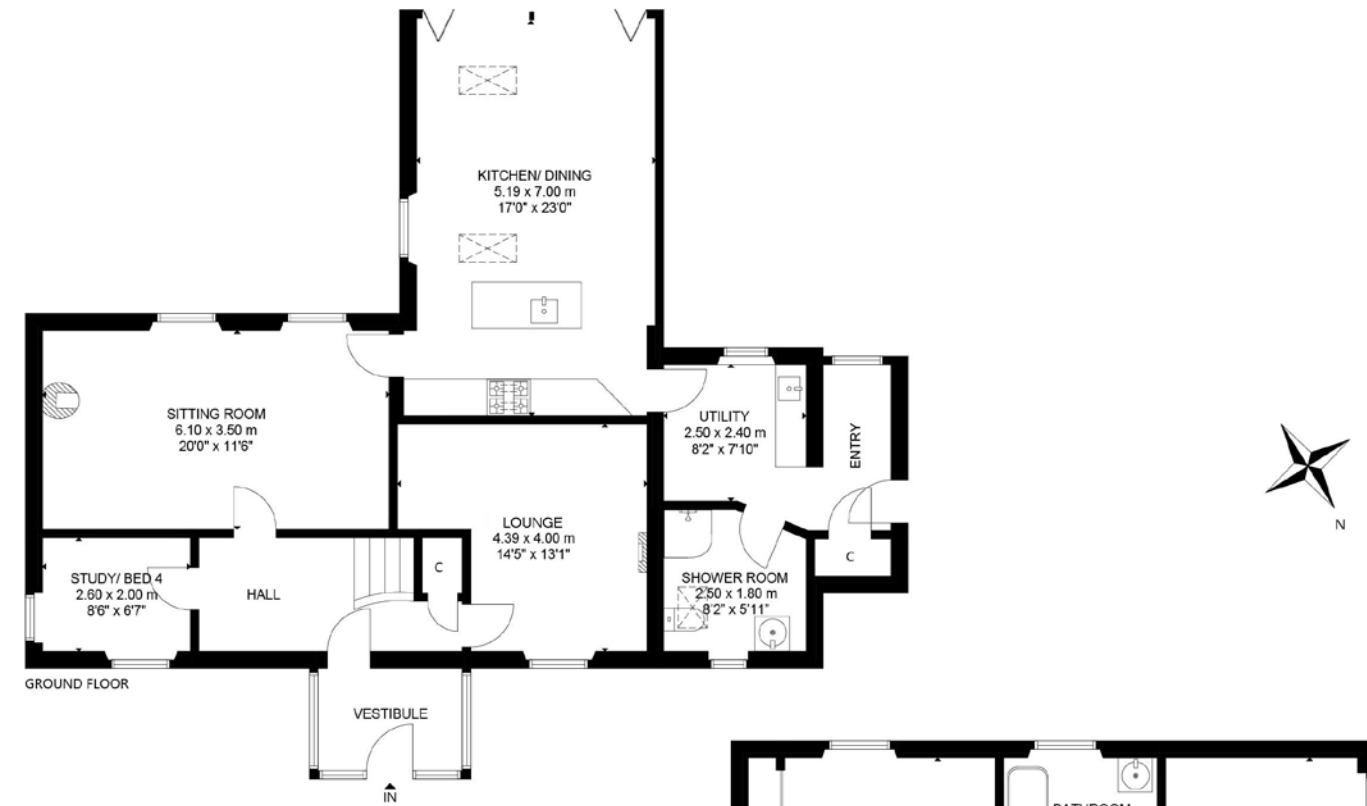












The property is located in a conservation area in Bishopbriggs offers a wealth of local amenities, including schools, at both primary and secondary levels, recreational facilities, supermarkets, shops, golf courses and a host of popular bars and restaurants. Bishopbriggs train station offers a regular service to both Glasgow and Edinburgh and there are nearby road links giving easy access to Glasgow City Centre and the central belt motorway network.

**BD3422** | Sat Nav: 21 Cadder Road, Bishopbriggs, G64 3JJ

For the full home report visit [www.corumproperty.co.uk](http://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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4 Canniesburn Toll, Bearsden G61 2QU

Tel: 0141 942 5888

Email: [sales@corumproperty.co.uk](mailto:sales@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)