



1 WEST CHAPELTON LANE

BEARSDEN

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

1 West Chapelton Lane is a lovely four bedroom detached family home, situated in the Conservation Area of Old Bearsden. Being one of only four houses within the private West Chapelton Lane, the property is within close proximity to Bearsden Cross and Bearsden Railway Station, and also falls within the catchment area for the excellent Bearsden Primary and Bearsden Academy.

The accommodation on offer comprises:- entrance vestibule, with ample space for coats, jackets and shoes, a large and welcoming reception hallway, featuring wooden flooring, and a spacious lounge, with dual aspects to the garden grounds and featuring a stone fire surround and sliding glass doors providing access to a garden room. The garden room is glazed on three sides and has French doors providing access to the rear garden patio area. There is a contemporary Shaker style kitchen, with white wall mounted and base units, complemented by a stylish work surface, and a SMEG 4 burner gas hob, with grill and oven. There is also a large larder cupboard. A new boiler was installed in December 2022. Completing the ground floor accommodation there is an attractive good sized dining room and a useful downstairs WC.

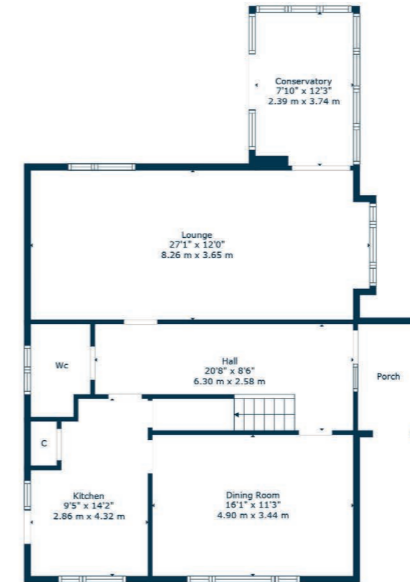
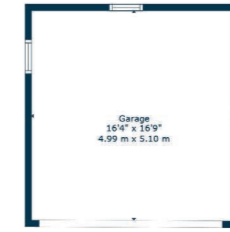
Upstairs, there are four generous bedrooms, with the principal bedroom benefitting from dual aspects out to the stunning garden grounds and providing ample space for a super king size bed and bedroom furniture. All bedrooms benefit from large windows, allowing natural light to flood in. There is also a family bathroom, featuring a free standing bath, WC, sink and chrome towel rail. The property further benefits from gas central heating and double glazing throughout, except in the garden room and the entrance vestibule.

Externally, the property boasts extensive, mature garden grounds. To the front, there is a grass lawn, surrounded by trees, shrubs and plants. The rear garden features a patio area, for placing garden furniture, a grass lawn, with trees and shrubs, and is surrounded by a fence. To the front of the property, a monoblocked driveway provides ample parking for several vehicles and leads to a detached double garage, with electric doors.









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.

BD3646 | Sat Nav: 1 West Chapelton Lane, Bearsden, G61 2DF

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



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