



**33 WEST CHAPELTON AVENUE**  
BEARSDEN

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## 4 | BEDROOMS

## 3 | BATHROOMS

## 2 | PUBLIC ROOMS

**33 West Chapelton Avenue is a stunning, contemporary style, four-bedroom, detached period bungalow situated on a fabulous, large corner plot in the Chapelton district of Bearsden. This beautiful home, extending to circa 2300 square feet over three levels, falls into the catchment for the excellent Bearsden Primary and Bearsden Academy.**

Access to the property is via electric gates and an additional pedestrian gate on West Chapelton Avenue. The accommodation on offer comprises:

On the ground level, the reception hallway leads into a superb open-plan kitchen, dining and living space, with hardwood parquet flooring and large windows surrounding the area, allowing natural light to flood the space. The stylish Porcelanosa kitchen boasts a feature island, wall and base-mounted units in matt white, complimented by stainless-steel worktops. Integrated appliances include two turbofan ovens, a steam oven, a warming drawer, a ceramic hob and grill, and a dishwasher, mostly Gaggenau branded. There is also a further sitting room on this level, which provides access to a utility room and convenient WC. In addition, a hatch from the utility room provides access to a large cellar storage area.

A staircase leads to a first-floor landing and three good-sized double bedrooms, one of which is split-level and has a large Velux window. The principal bedroom also benefits from large bay windows overlooking the rear garden. There is a stunning four-piece family bathroom with a large walk-in rainfall shower, a large luxury Duravit bath, a sink within the vanity unit, and two chrome towel rails.

A further staircase leads to the top floor, where a large feature window over the stairwell provides a panoramic view of the neighbourhood. There is an attractive, large bedroom on this floor, with windows on all four aspects, which is currently being utilised as a study and work-from-home space. At the bottom of the staircase is a fitted wardrobe and a lovely bathroom, incorporating a free-standing bath, sink and WC.

Google Nest security cameras and smart thermostat, alarm system, gas central heating, double glazing, and electric car charger further enhance the property.

Externally, the property is enclosed, surrounded by a mature hedge, and boasts beautiful, landscaped garden grounds. The garden to the front features shrubs, plants, and a decked area around the house, which is ideal for placing garden furniture. A gravel driveway, providing parking for several vehicles, leads to a useful garage and a separate gated bin storage area. The rear garden is also very private and enclosed, featuring a level lawn and children's play area with safety rubber chips.





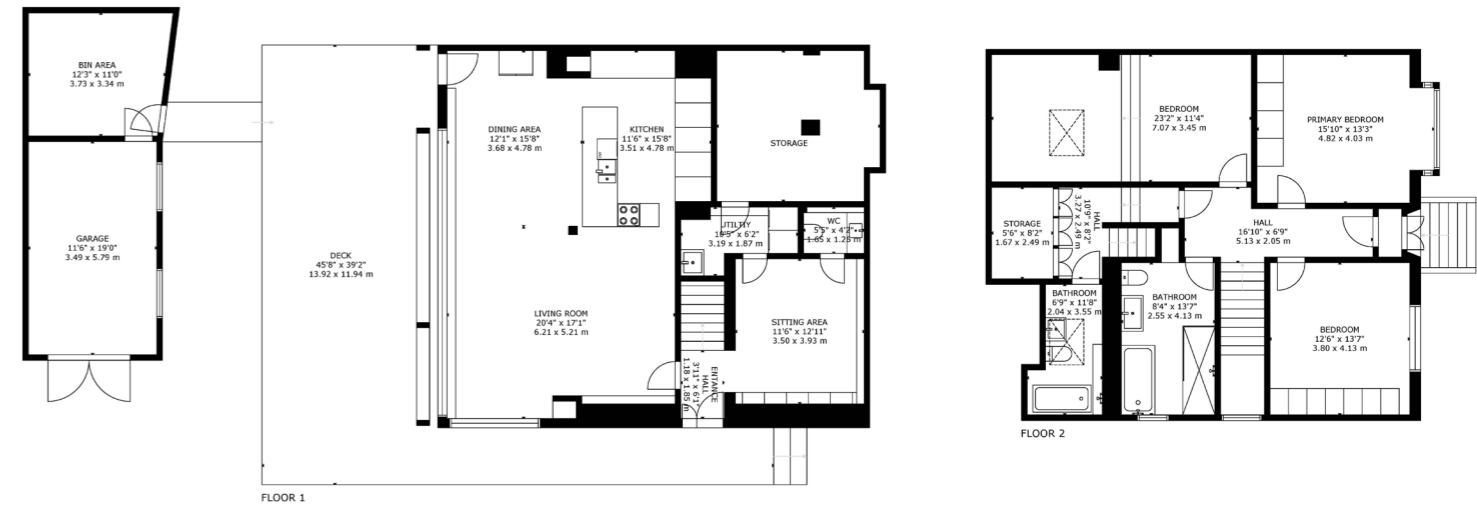
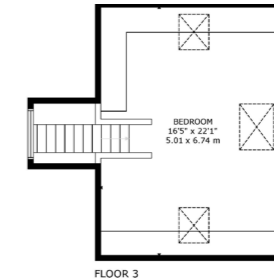












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

**BD3609** | Sat Nav: 33 West Chapelton Avenue, Bearsden, G61 2DJ

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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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