



3 HORSESHOE ROAD

BEARSDEN

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6 | BEDROOMS 5 | BATHROOMS 4 | PUBLIC ROOMS

Number 3 Horseshoe Road is an exceptional and effortlessly captivating semi-detached family home of grand proportion, situated peacefully within one of Bearsden's finest addresses, on an exclusive, private road in close proximity of Bearsden Cross, Bearsden Tennis Club and convenient for Bearsden Station. This home delivers charm, character and personality in abundance, and has been meticulously maintained and upgraded by the current owners.

Spanning over 3800 sq ft, this beautiful home comprises; sizeable entrance vestibule with storage off, charming and generously proportioned welcoming reception hallway leading to an internal hall with W.C. off, beautiful formal bay windowed lounge to the front of the house with feature fireplace and outlook over the front gardens, and to the rear of the property, accessed off the reception hall is a wonderful open planned family living/dining room with views and direct access out to the courtyard garden, wood burning stove, and a beautiful, and extremely well appointed kitchen with large island, solid wooden counter tops, range cooker, traditional panelling with open shelving, and a plentiful range of base storage units. From the dining room there is an additional large family/sunroom, large laundry room with access out to the rear, and separate utility room which give access to the internal garage.

Stairs lead up to the generous upper landing which provides access to six bedrooms, and a beautifully appointed main bathroom with four-piece suite including claw foot bathtub, shower, basin and wc. The large principal bedroom boasts a bright dual aspect, dressing area and wonderfully appointed ensuite bathroom with four piece suite, both bedrooms two and three are particularly spacious and boast ensuite shower rooms, bedroom four is currently set up as a home office and has the added benefit of access out to a large, covered balcony which has an extremely pleasant outlook, bedroom five is a spacious double bedroom to the rear, and finally bedroom six is currently set up as an additional home office.

From the upper hallway, there is a fixed stair that leads up to a further family room or games room and allows easy and level access into attic storage.

Externally to the front of the house there is a large mono bloc drive with space for multiple vehicles, leading to the internal single car garage, and a beautifully presented mature garden space with path, lawn and pond. To the rear the superb, enclosed courtyard gardens can be accessed immediately from the kitchen, providing a wonderfully private outdoor area comprised of a flagstone patio area, raised deck covered by a wooden pergola with wood burner offering the perfect intimate alfresco dining and entertaining space, potting shed and wooden cabin that is currently used for a home gym.

The specification includes gas central heating and double glazing, apart from the feature stained glass window in the lounge.

In summary, this is a beautifully presented, impeccably maintained, and completely enthralling family home, boasting an abundance of space, charm and character.

















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