



**21A LEDCAMEROCH CRESCENT**

BEARSDEN

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



c o r u m



**5 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

Situated within a wonderful blonde sandstone detached villa, on the exclusive Ledcameroch Crescent, this spacious upper duplex conversion, circa. 2500 square feet, offers flexible family accommodation and stunning views. This beautiful home boasts a wealth of original features including stunning cornicing, high ceilings and sash and case windows.

The property is entered through a main door into a vestibule with a feature staircase leading to an incredible full length stained glass window. The spacious upper landing leads to a fantastic open plan living and dining space with feature fireplace, ceiling rose and a magnificent bay window with a tree lined aspect. There is also a superb kitchen featuring white and dark grey gloss cabinets complimented by a stone worktop and integrated appliances including combi oven/microwave, steam oven, wine cooler, full length fridge, separate freezer, washing machine, tumble dryer, induction hob and extractor fan. There is also a useful hot water tap and feature centre island and fireplace. Access to the balcony is also off the kitchen. There are also two good sized double bedrooms, the principal benefitting from fitted wardrobes. The accommodation on this level is complete with a family bathroom featuring half height wood panelling, free standing bath, sink, WC and walk in shower.

A fixed staircase takes you up to the top floor where you will find three additional good sized bedrooms one of which features velux windows and superb additional storage space into the eaves. There is also a shower room featuring walk in shower, sink with vanity unit and WC.

The property is further enhanced with gas central heating and karndeian flooring.

Externally to the front is a monoblocked driveway with ample parking for several vehicles. To the rear is a fabulous garden is split over three levels, grassed lawn patio area and decked area for placing garden furniture. The garden grounds are very private and enclosed featuring beautiful plants, trees and shrubs.









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.

**BD3671** | Sat Nav: 21A Ledcameroch Crescent, Bearsden, G61 4AD

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.



WE'RE **SOLD** ON  
YOUR FUTURE



Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

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

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