



16 ROSE DENE DRIVE
BEARSDEN

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5 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

A quite superb and immaculately presented, eight apartment, detached villa, occupying a prime plot, within the exclusive, award winning, Kilmardinny Manor development, by Robertson Homes. This "Everett Grand" model won house of the year at the Scottish Home Awards in 2021 and boasts an upgraded and professionally landscaped enclosed rear garden, internal accommodation spanning some 2120 sq ft, excellent off-street driveway parking and is within the catchment for both Bearsden Primary and Bearsden Academy.

The accommodation on offer comprises:- welcoming reception hallway, with stylish wc off, and a stunning front facing lounge, featuring a large, full height, window. Double doors lead from the lounge into a dining area. There is a contemporary kitchen, with breakfast bar and high quality integrated appliances, including upgraded microwave and oven, induction hob, with extractor fan, fridge freezer and dishwasher, and a family dining area, which is semi open plan to a dual aspect garden room, featuring a vaulted ceiling and patio doors, providing access to the stunning gardens. Completing the ground floor is a separate utility room and access to an integrated garage.

On the first floor, a spacious landing provides access to four generous bedrooms, a large storage cupboard and a family bathroom. Bedroom one features fitted wardrobes, with sliding doors, and a fabulous en-suite, with rainfall shower and chrome heated towel rail. Bedrooms two and three are connected via a useful 'Jack and Jill' shower room. The fourth bedroom is currently being utilised as a study.

A staircase leads to the second floor and a fabulous principal suite, featuring a large bedroom, with spacious walk-in dressing room, and superb, fully tiled, en-suite, with walk-in shower.

In addition, the property has gas central heating, double glazing, Porcelanosa tiling and Laufen fixtures/fittings in all bathrooms.

Externally, there are beautifully landscaped garden grounds, to both front and rear. The fully enclosed, rear garden, which is private and captures all day sun, comprises a dedicated patio area, covered by a pergola, large artificial lawn and raised beds and borders. To the front, there is a monoblock driveway, providing off-street parking.

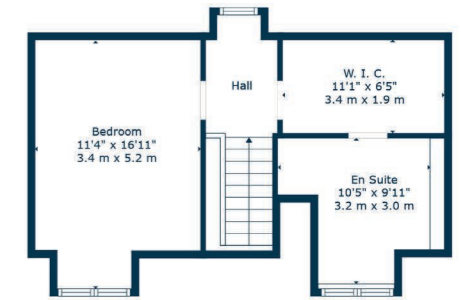
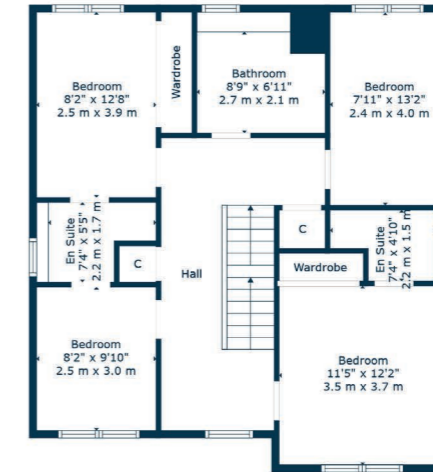
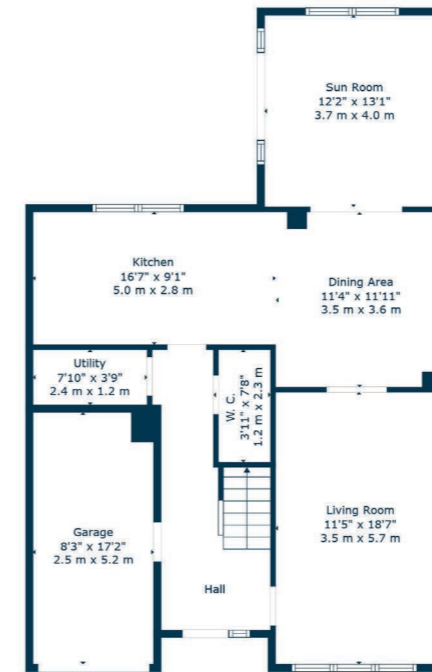












Floor 1

Floor 2

Floor 3

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.

BD3703 | Sat Nav: 16 Rose Dene Drive, Bearsden, G61 3EL

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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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