



**17 AUCHINEDEN COURT**  
BEARSDEN

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A detached four bedroom villa dating from 1995 and forming part of Stewart Milnes St Andrews Rise development in Bearsden's Baljaffray district. A popular development and within close proximity to Baljaffray shopping precinct, Baljaffray Primary, the superb new facilities of St Nicholas' Primary and the excellent Bearsden Academy.

Internally the flexible, well presented and well laid out accommodation extends to entrance vestibule, spacious and bright formal lounge with space for dining leading to the conservatory with direct access to the garden. There is a large, modern kitchen, with a range of base and wall mounted units, integrated appliances and access to the side of the house. The first floor accommodation comprises a principal bedroom with fitted storage and a beautifully appointed ensuite shower room. There are three further good sized bedrooms and a superb and generous family bathroom.

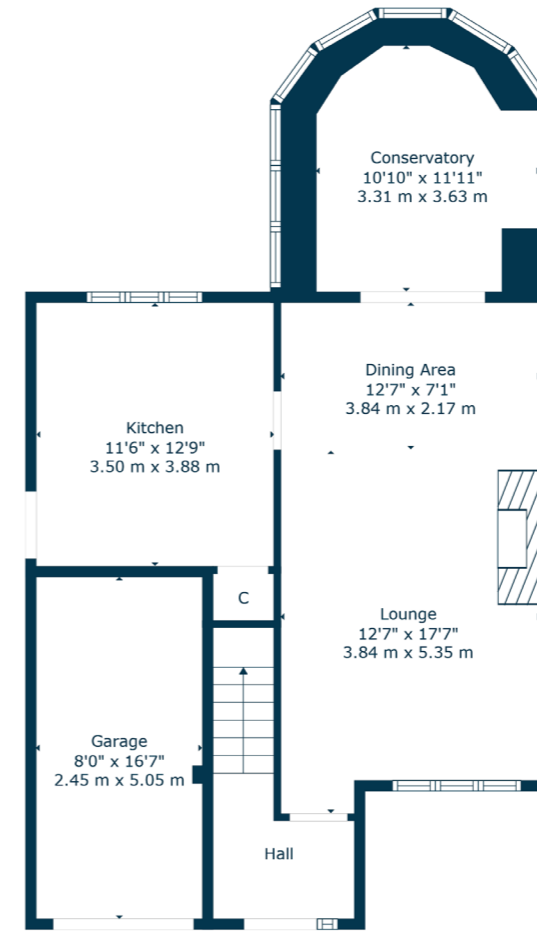
Externally to the front there is a monoblocked driveway with space for two cars, a useful car charger, solar panels and a private rear garden laid with lawn and shrubs.

The property further benefits from a garage, gas central heating and double glazing.

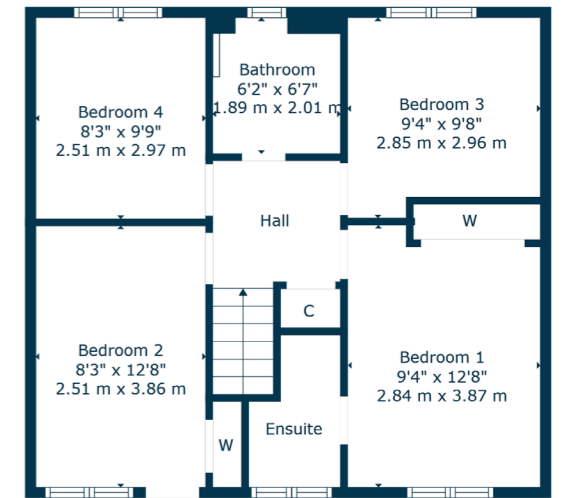








Ground Floor



1st Floor

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.

**BD3724** | Sat Nav: 17 Auchineden Court, Bearsden, G61 4NN

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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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