



117 RANNOCH DRIVE

BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Located within the much sought after and ever popular Bocclair district of Bearsden, ideally placed for the excellent local schooling, this attractively presented and extended John Lawrence semi-detached villa.

The property boasts generous, flexible, accommodation, comprising:- spacious, bright entrance hallway, leading to a bright front facing lounge, with large windows flooding the room with natural light, semi open planned dining room to the rear, leading to a good sized galley kitchen, and to complete the lower accommodation there is a rather useful utility room allowing access out to the rear gardens, and shower room off.

Upstairs, there are three bedrooms, two of which have fitted wardrobes, and a delightful three piece family bathroom, with over bath shower.

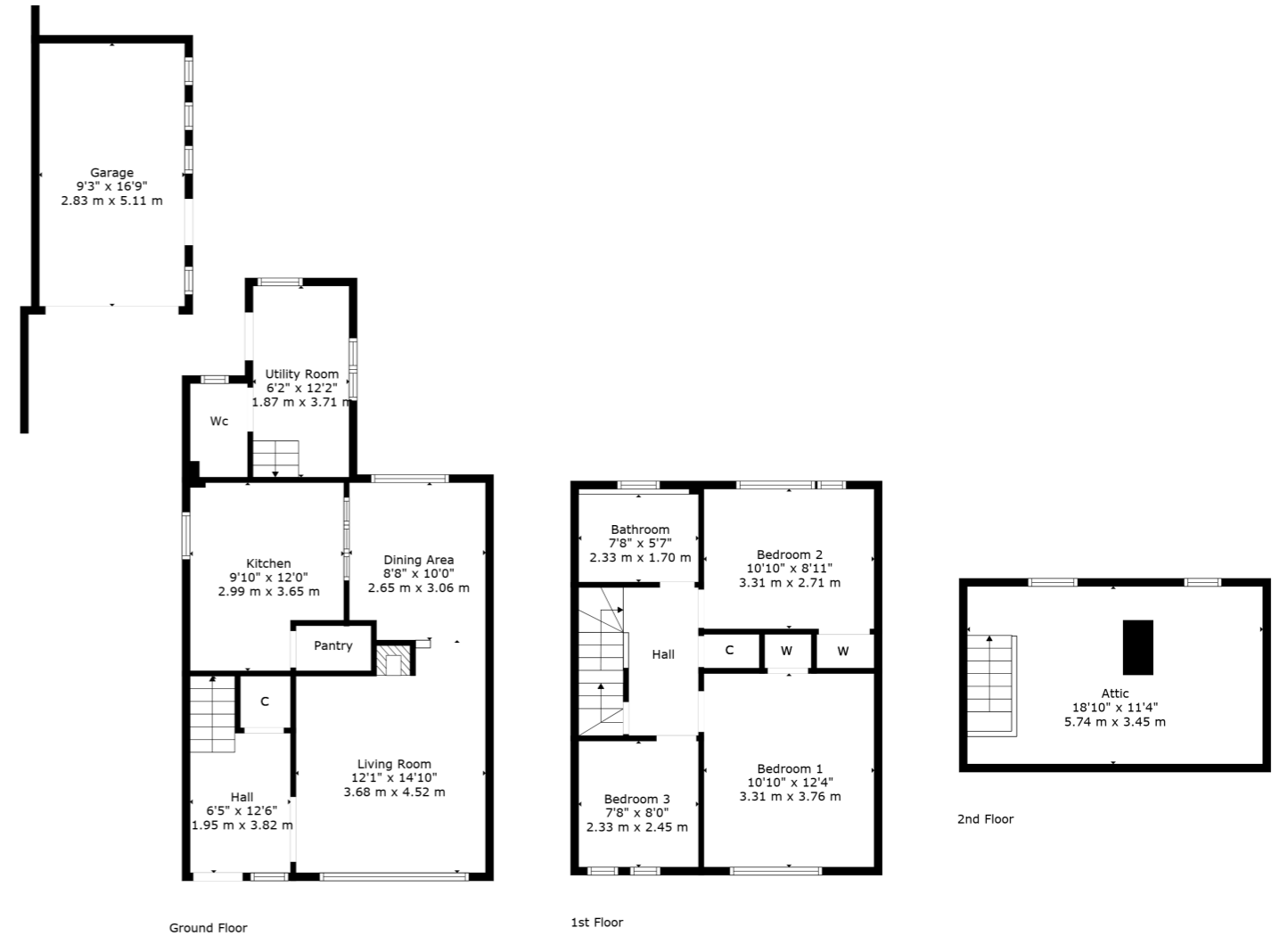
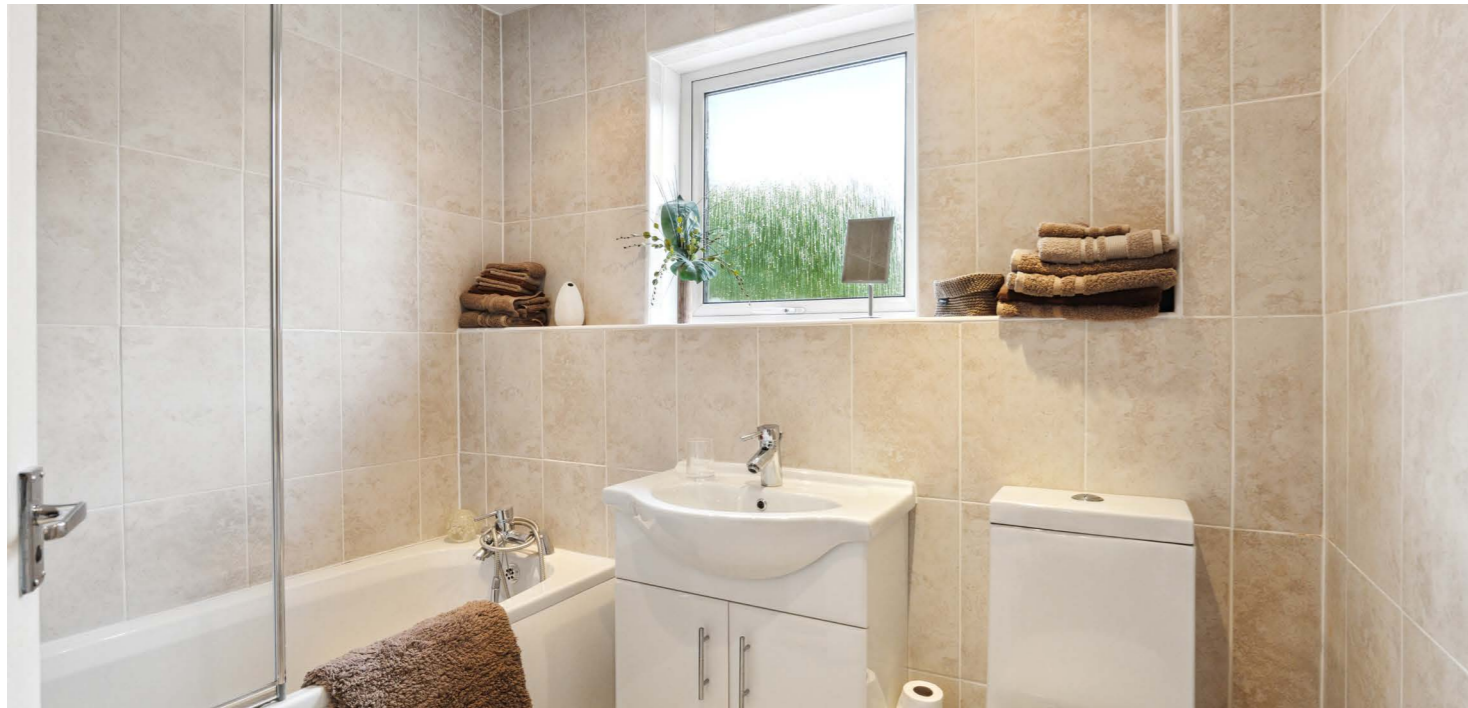
A fixed stairwell from the upper landing leads to a spacious floored and lined attic, with velux windows, power and light installed. Here, there is also access to additional eaves storage.

The property further benefits from gas central heating, and double glazing. Externally there is a good sized monoblock driveway to the front leading to a single garage, and a lovely private and enclosed rear garden, featuring patio area, lawn, lovely raised beds, and greenhouse.









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.

BD3759 | Sat Nav: 117 Rannoch Drive, Bearsden, G61 2BQ

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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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