



26 LUBNAIG GARDENS

BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Benefitting from a particularly peaceful cul-de-sac setting, this fabulous three-bedroom John Lawrence detached villa falls within the school catchment area for Baljaffray Primary, St. Nicholas Primary and the excellent Bearsden Academy. Our clients have meticulously maintained the home and the results are evident throughout, from the exacting organisation of the somewhat out of sight services, to the more obvious updated kitchen, bathroom, and wonderful gardens.

The property has been professionally extended to the front and in full the accommodation on offer extends to:- reception hallway, with downstairs three-piece shower room, storage cupboard, spacious, semi open plan lounge, through to separate dining area, an attractive, contemporary style, modern kitchen, with a range of base and wall mounted storage units, and integrated appliances, and to the rear there is a conservatory which boasts an updated roof allowing the room to be used year round. A staircase from the reception hallway leads to the first-floor landing, where there is a good-sized storage cupboard, three generously proportioned bedrooms, two with fitted wardrobes, and lastly there is a family bathroom with wc, sink, and bath, with over bath shower.

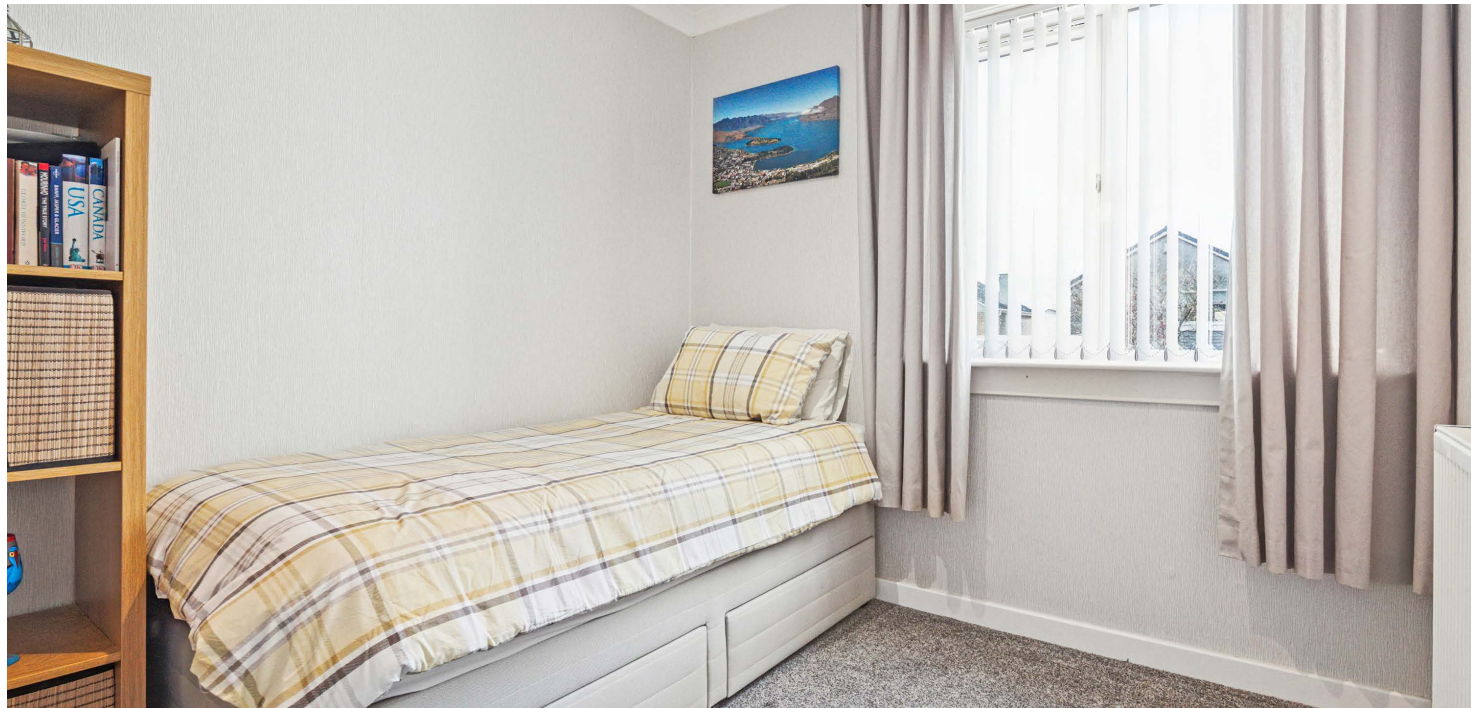
The property is further enhanced by double glazing and gas central heating.

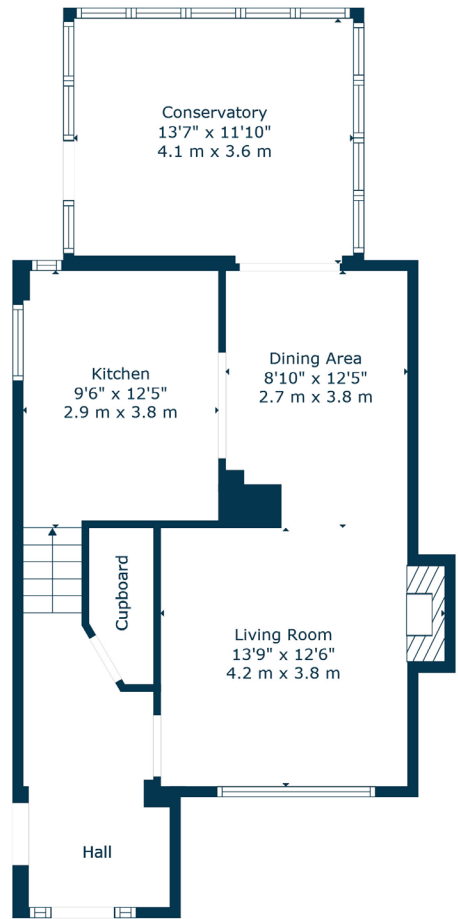
Externally, to the front, there is a substantial garden mainly comprising lawn, and to the rear, there is a private, enclosed, level garden comprising artificial lawn, with small patio, surrounded by a timber fence and wall. There is also parking to the rear and a detached garage.

A wonderful family home offering walk in accommodation throughout with the added convenience of having two bathrooms, an enclosed garden and excellent school catchment.

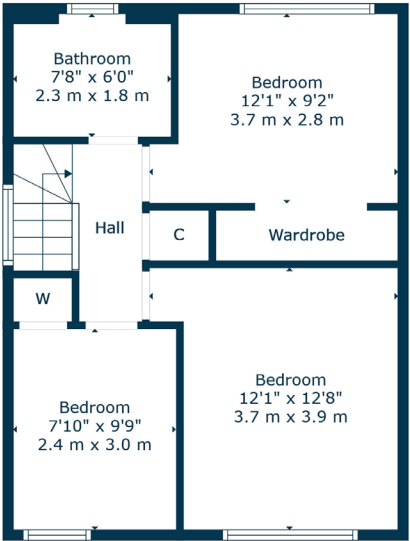








Floor 1



Floor 2

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.

BD3788 | Sat Nav: 26 Lubnaig Gardens, Bearsden, G61 4QX

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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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