



3 LAURENCE DRIVE
BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Set in Bearsden's sought after Thorn district, this quite superb, professionally extended and extremely spacious family home is well placed for access to Bearsden Cross with its plentiful amenities, Bearsden railway station, local primary school and the property falls within the catchment for the acclaimed Bearsden Academy.

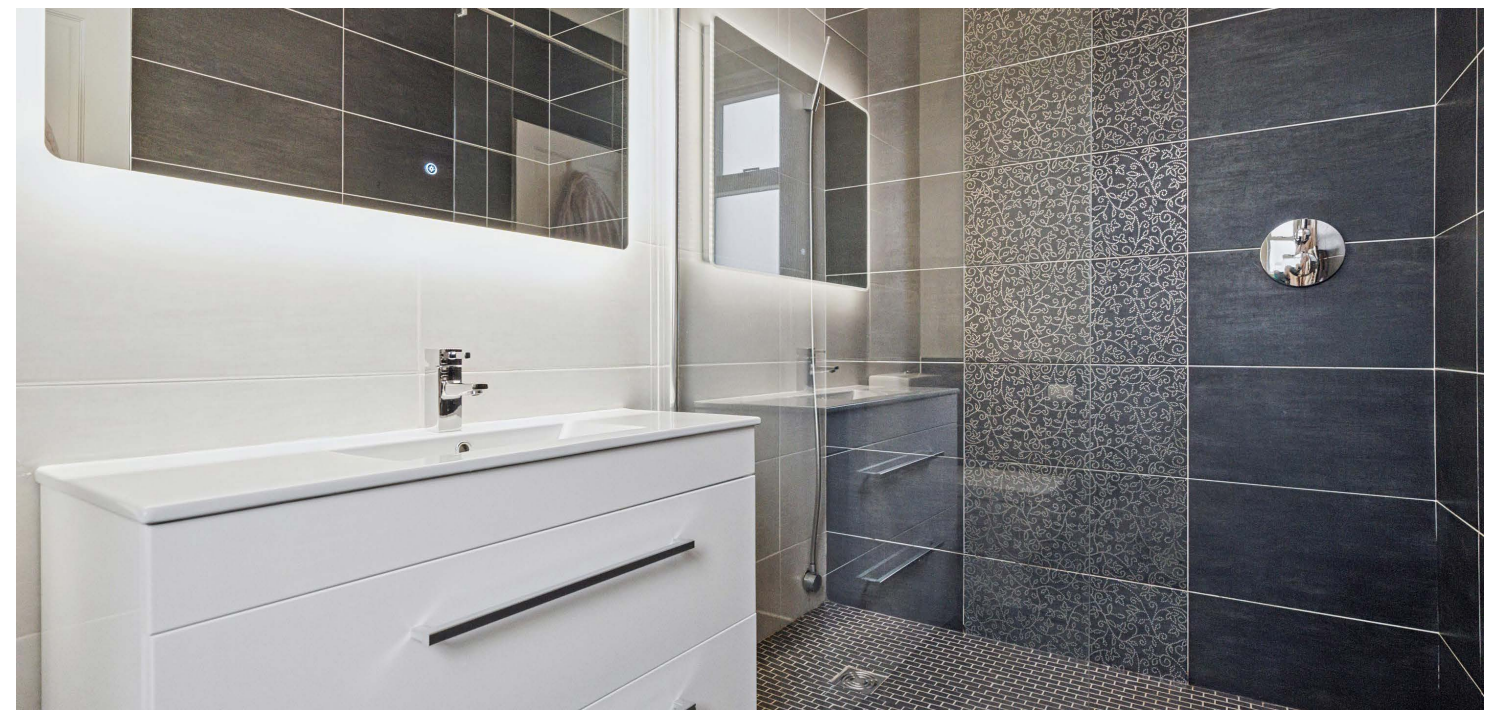
Our clients have undertaken a programme of remodelling and extending this wonderful family home resulting in a quite superb and impressively spacious open planned kitchen and living space with vaulted ceiling to the rear of the home. There has also been the addition of an extremely useful, and particular well proportioned utility room. Externally the garden grounds comprise, to the front, a large lawned garden with driveway providing ample off-street parking, and to the rear, beautifully landscaped Japanese style gardens which are level, private and fully enclosed. There is a raised deck for alfresco dining and entertaining, and there is also an attached garage to the front.

The specification includes gas central heating and double glazing throughout.

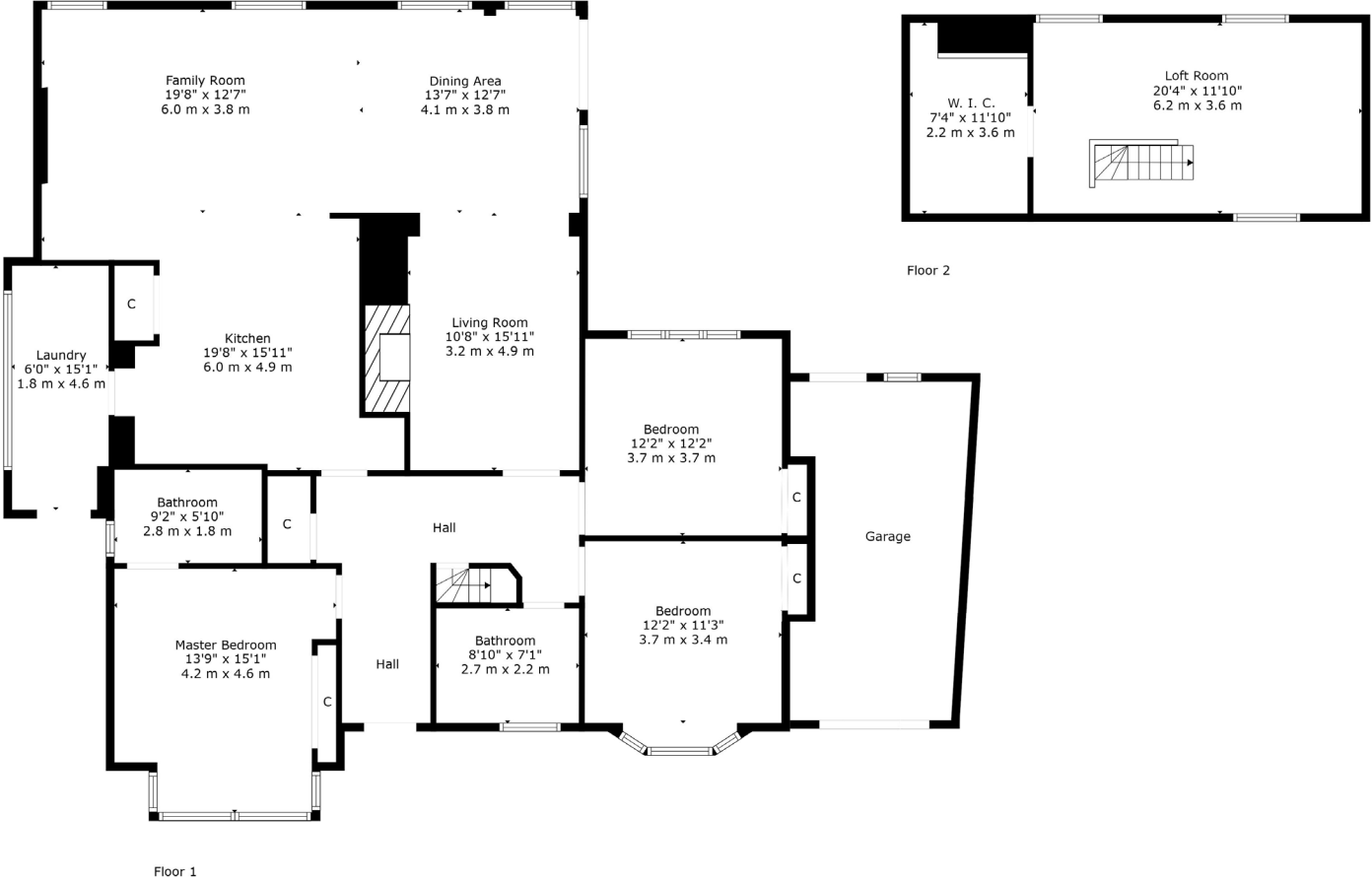
This wonderful family home comprises; welcoming reception hallway with storage off, to the rear there is the quite superb open planned living space which encompasses a superb modern kitchen with impressive island unit, a range of base and wall mounted storage units, and a range of integrated appliances. There is a bright and spacious lounge area, large dining area, and seamlessly connected central formal lounge with focal point fireplace housing a wood burning stove. The extension boasts large floor to ceiling windows flooding the home with natural light and perfectly framing the beautifully landscaped Japanese style rear gardens. From the hall there are three bedrooms, all good double sized rooms, the main bedroom boasting bay window formation and a modern three piece ensuite shower room. There is a fully tiled three piece contemporary bathroom which completes the lower accommodation. There is fixed stair access from the main hall up to a floored and lined loft space which, as the pictures and video will illustrate, provides valuable and extremely flexible additional space.

This is a wonderful family home which, in our opinion, delivers accommodation that will accurately meet the needs for a large audience of potential buyer. The open plan space to the rear is wonderful for a growing or indeed older family, and the location both from a schooling point of view and indeed geographical stance relative to transport and amenities, is truly superb.









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.

BD3775 | Sat Nav: 3 Laurence Drive, Bearsden, G61 4NY

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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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