



6 BOCLAIR BRAE
BEARSDEN

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5 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

Perfectly positioned on a prime corner plot within an exclusive modern development, this exceptional five-bedroom detached villa offers an enviable combination of privacy, open outlooks and a south-facing rear garden. Finished to an impeccable standard, the home provides spacious and versatile accommodation ideal for contemporary family living.

Upon entering, a bright and welcoming reception hall, with storage off, leads to an elegant lounge, featuring a dual aspect that floods the room with natural light. To the rear, a stunning and extremely large L shaped open-plan dining room, kitchen and family room create the heart of the home, designed for both relaxed living and entertaining. The stylish kitchen is well-appointed, with a range of high-quality units, integrated appliances and ample worktop space, while the adjacent dining area enjoys seamless access to the garden. This wonderful space is bathed in an abundance of natural light, courtesy of windows to both the front and rear of the property and large patio doors leading off the dining area. A separate utility room offers additional storage and laundry facilities, while a conveniently positioned WC completes the ground floor.

The first floor hosts five generously sized bedrooms, with all but one benefiting from fitted wardrobes. The principal bedroom is particularly impressive, boasting a luxurious en-suite bathroom and a spacious walk-in dressing area. Two further bedrooms boast en-suite shower rooms, while the remaining two bedrooms are served by a sleek, modern family bathroom.

Externally, the property enjoys a prime position within the development, offering enhanced privacy to the rear. The south-facing garden is thoughtfully landscaped, featuring an elevated patio adjacent to the rear of the property, ideal for outdoor dining, and a good sized and well-maintained lawn, with a large adjacent decking area. A monoblock driveway provides ample off-street parking and leads to an integral garage, which offers further storage or potential for conversion, subject to the necessary consents.

Situated in a sought-after location, this outstanding family home is ideally positioned for access to excellent local amenities, highly regarded schooling and convenient transport links.





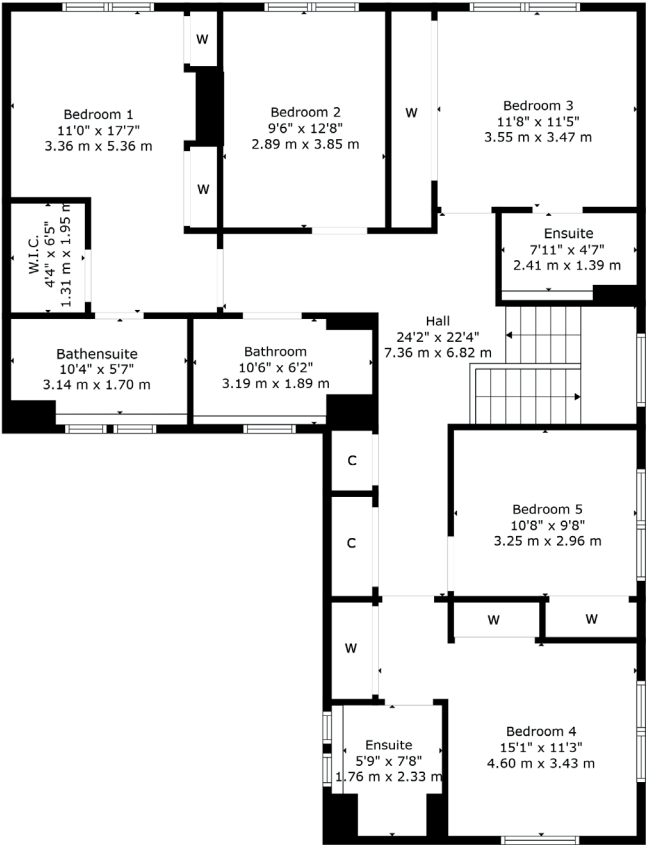
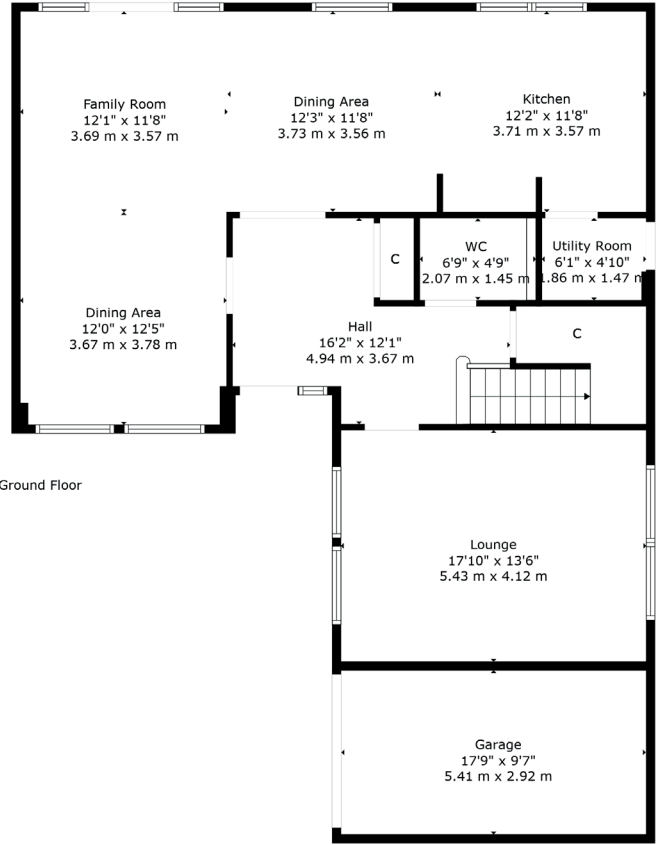












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

BD3837 | Sat Nav: 6 Bocclair Brae, Bearsden, G61 2BF

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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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