



## 2 GOLF VIEW

BEARSDEN

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

Occupying a generous corner plot, within the ever-popular Castlehill district of Bearsden, this professionally extended detached villa offers an exceptional family lifestyle, in a peaceful yet highly convenient setting. Originally constructed by Taylor Homes, the property now extends to an impressive seven principal apartments, with a thoughtfully designed layout that caters effortlessly to modern family life.

Set within beautifully presented and professionally landscaped garden grounds, the house makes an immediate impact with its commanding position and broad frontage. Internally, it has been significantly enhanced through a high-quality extension, creating an outstanding open-plan kitchen and dining space, with direct access to the garden—perfect for entertaining, everyday family meals, or simply enjoying the connection to the outdoors. A separate, full utility room provides valuable practicality, keeping laundry and storage tucked neatly away from the main living areas.

The accommodation is notably flexible, ideal for growing families or those seeking the option of home working. On the ground floor, a welcoming reception hallway accesses a downstairs WC and leads to a generously proportioned lounge, to the rear of the house. There is a large additional family room and a quite superb and extremely spacious open planned kitchen/dining space, to the rear, with additional family room off and access out to the rear gardens. The upper level features four double bedrooms, with a plethora of storage, including a particularly spacious main bedroom, benefitting from an en-suite, and a well-appointed family bathroom. Particular note should be drawn to the outstanding open views from the upper level towards the golf course.

Tastefully presented in neutral tones and meticulously maintained, the home is ready to move in to, while still offering scope for personalisation over time. The large garage and monoblocked driveway provide ample parking and the garden grounds are a particular highlight—private, enclosed, low maintenance and perfect for children's play, al fresco dining or gardening hobbies. There is the useful addition of a large and fully powered garden room.

The location is superb for families, with Castlehill Primary just around the corner and the property also being within catchment for the sought-after Bearsden Academy. Local amenities, parks and clubs—including Thorn Park, Bearsden Golf Club and Thorn Tennis Club—are all close at hand, while Bearsden Cross and the railway station lie just over a mile away.

A substantial and cleverly extended home, in a quiet, family-friendly setting—offering space, flexibility and style, in one of Bearsden's most desirable areas.





















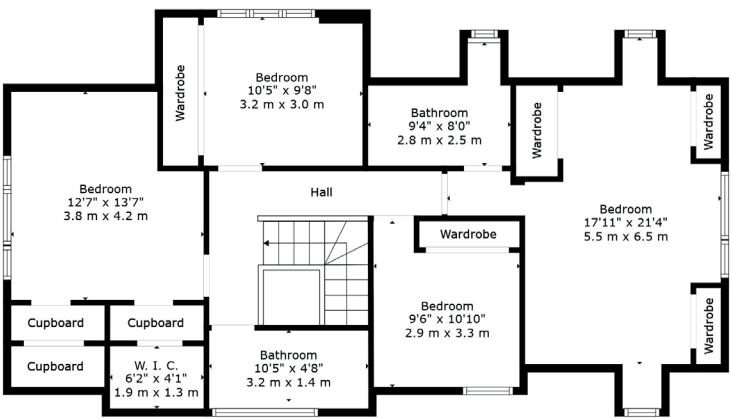




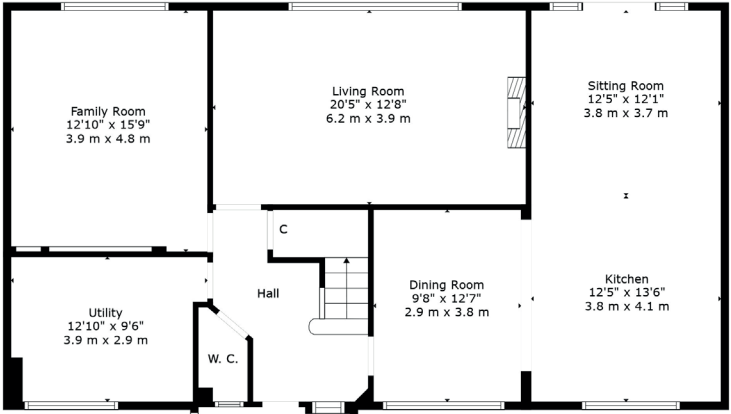








Floor 2



Floor 1

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.

**BD3847** | Sat Nav: 2 Golf View, Bearsden, G61 4HJ

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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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