

# BEANSCROFT

## BALDERNOCK



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- 3 | BEDROOMS
- 2 | BATHROOMS
- 3 | PUBLIC ROOMS

**Beanscroft is a delightfully charming, six apartment detached holding extending to circa 2454 sq. ft. of accommodation nestled amongst the rolling countryside in Baldernock.**

This quaint family home provides a flexible layout of accommodation comprising; vestibule leading to entrance porch and welcoming hallway, dual aspect bay-windowed lounge with open fireplace, formal bay-windowed dining room with wood burning stove, semi open plan family/dining room with French doors to gardens and recessed wood burning stove, well appointed, dual aspect kitchen with integrated appliances and breakfasting area, family shower room and a rear porch/sun room completes the downstairs accommodation.

Upstairs, there are three generously proportioned double bedrooms, all offering an abundance of storage along with terrific views across the breathtaking countryside. The principal bedroom suite is accessed via its own private staircase and provides an ensuite bathroom with separate shower cubicle.

The home is warmed by a system of oil central heating and is double glazed throughout.

Externally, this wonderful family home has beautifully tended and level mature gardens providing several seating areas, an orchard and a delightful secret garden with water feature. A driveway provides parking for several vehicles and there is a large detached garage with separate workshop and summer house.









































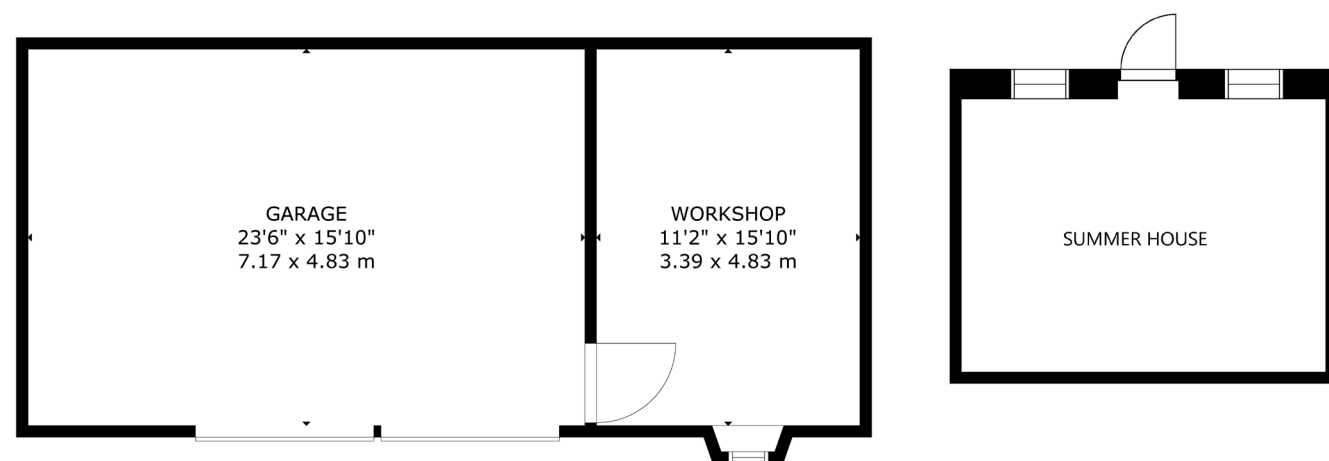
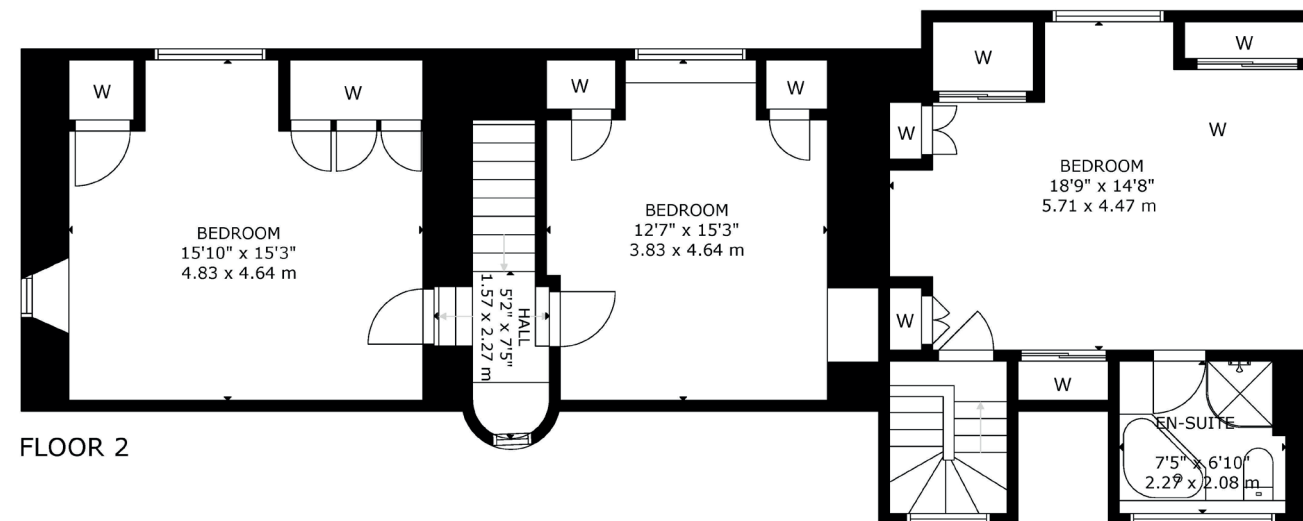
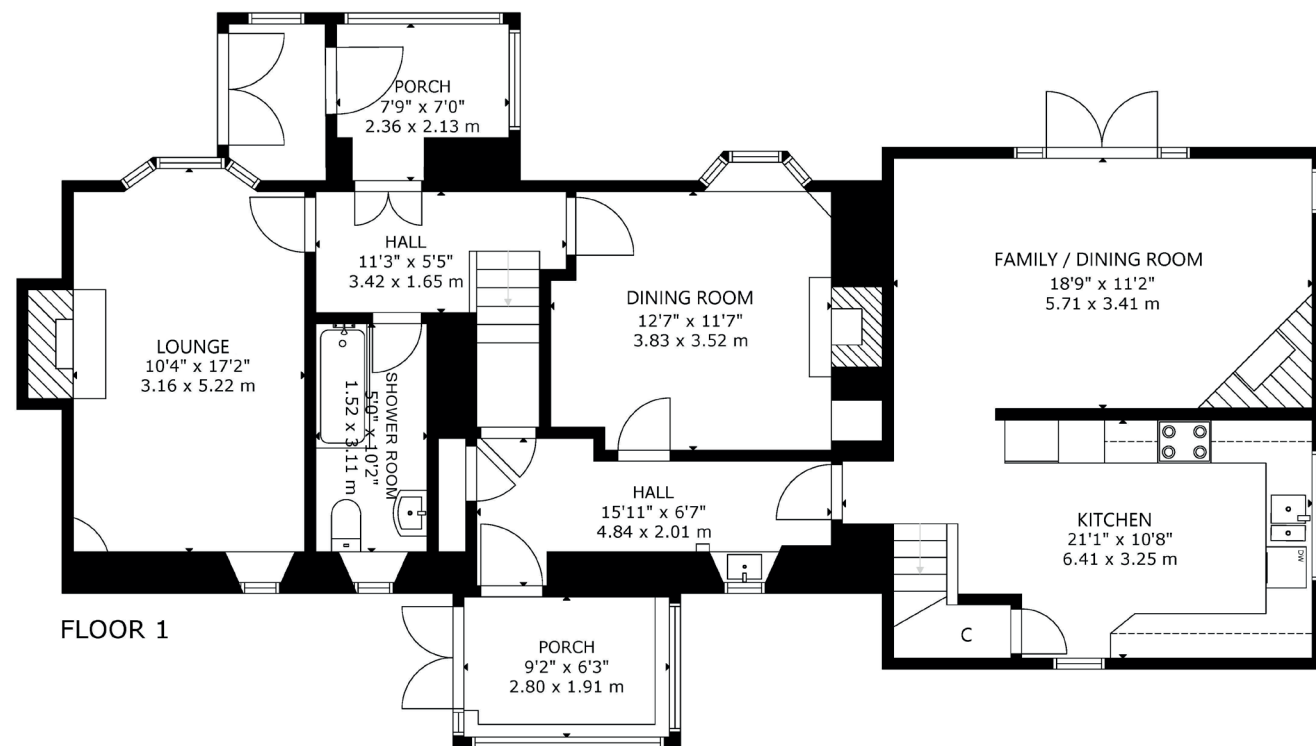












The property is located in Baldernock and is extremely well placed for access to the excellent Baldernock Primary School (adjacent) with a bus providing access to the highly regarded Douglas Academy in nearby Milngavie.

In Milngavie, the pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, delicatessens, restaurants, Marks & Spencer's Food Hall and Waitrose. Recreational pursuits are plentiful and include a choice of sports centres/gyms, including the newly rebuilt Allander Sports centre, Nuffield Health Fitness & Wellbeing Gym, tennis and bowling clubs and an array of reputable golf clubs.

Milngavie is home to the starting point of The West Highland Way with further walking and cycling trails close at hand in nearby Mugdock Country Park and around the Allander and Craigmaddie Reservoirs. Milngavie train station offers frequent trains to Glasgow's West End and City Centre, along with a direct service to Edinburgh.

**BD3584 | Sat Nav:** Beanscroft, Baldernock, By Balmore, G64 4AS

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.

















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1 Canniesburn Toll, Bearsden G61 2QU

T: 0141 942 5888

E: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)