



**22 BALLATER DRIVE**

BEARSDEN

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

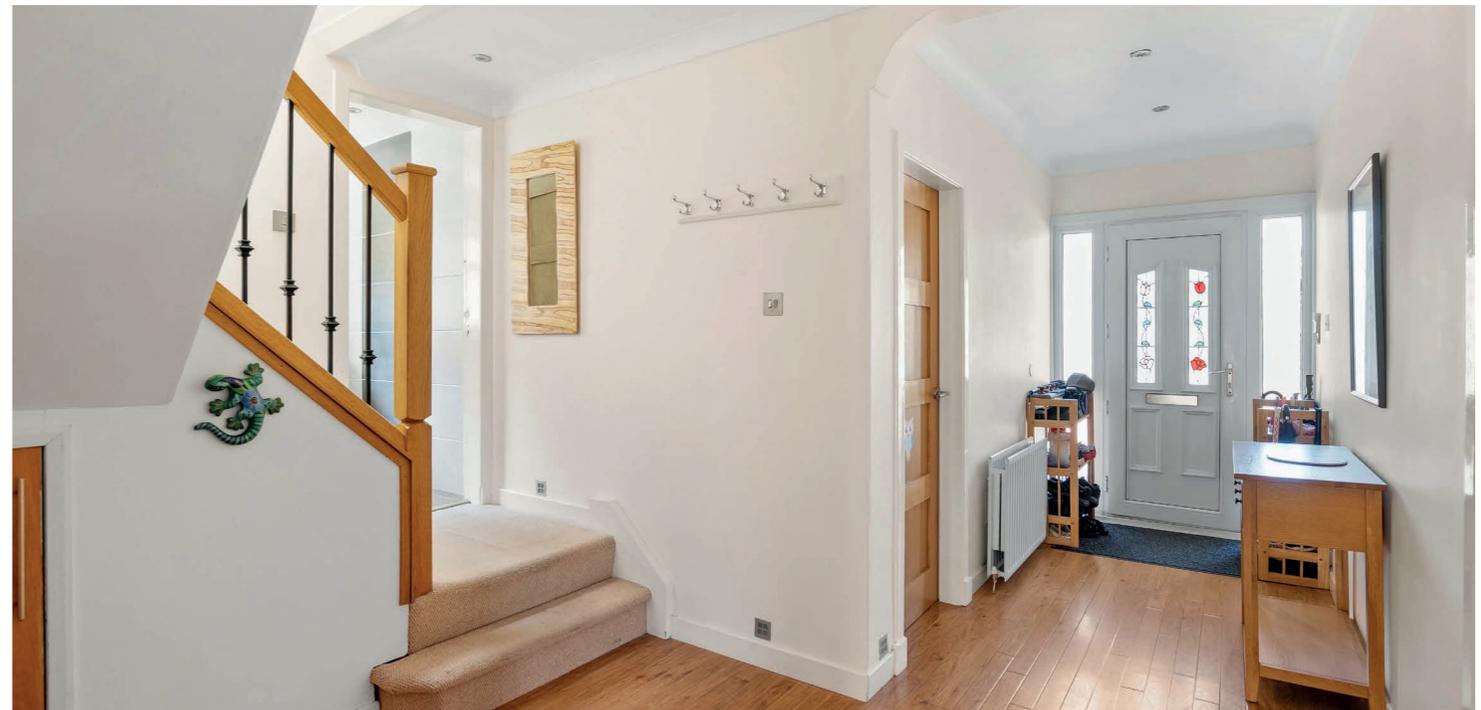
**No. 22 Ballater Drive is a truly exceptional detached home, professionally extended and remodelled to an exacting standard and situated within a peaceful, family-friendly address, in the highly regarded Garscube district. Originally built in the 1950s, this superb family home boasts a generous, flexible layout, perfectly suited to modern family living, a level, enclosed, extremely private rear garden, an attached garage and generous driveway parking. The specification includes double glazing and gas central heating throughout, with a feature wood burning stove, in the rear family room.**

The accommodation is arranged across two floors, spanning some 1830 sq. ft. and comprises, on the ground floor, a large and inviting reception hallway, which provides access to all lower apartments, stairs to the upper floor and understairs storage cupboard. The principal family accommodation is positioned to the rear of the home and includes a good sized formal lounge, leading to a generously proportioned family room and dining room, which boasts a wood burning stove and affords direct access out to a sizeable rear deck and gardens. There is a well-appointed and fully integrated kitchen, with breakfasting bar, which is complemented by a dedicated utility room, providing additional space and functionality. There are also two substantial double bedrooms, both positioned to the front, with a bay windows, and a beautifully finished shower room, completing the lower level.

Upstairs, the accommodation continues with three further bedrooms. The principal double bedroom enjoys the added benefit of an ensuite bathroom and fitted storage.

Externally, the rear garden is wonderfully private, fully enclosed and has been thoughtfully landscaped, including a large deck, ideal for entertaining, and a generous lawn, perfect for family enjoyment.

A truly outstanding, turnkey home, offering style, space and quality in a prime Bearsden location.













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.

**BD3868** | Sat Nav: 22 Ballater Drive, Bearsden, G61 1BX

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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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Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

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

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