



172 RANNOCH DRIVE
BEARSDEN

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

This hugely impressive four bedroom semi-detached villa, built by John Lawrence, is positioned at the top end of Rannoch Drive, near the junction with Bocclair Road, and offers exceptionally spacious, versatile family accommodation, further enhanced by a substantial, full-depth, single-storey extension to the side. The current owners have significantly upgraded the property during their tenure, creating a stylish and immaculately presented home that is in true walk-in order.

Internally, the accommodation flows beautifully and is ideally suited for modern family living. The ground floor comprises a welcoming entrance hallway, a bright and spacious lounge, with large picture window, and a generous dining room, positioned to the rear. A beautifully appointed contemporary kitchen, recently refitted by the current owners, offers ample space for everyday family life and direct access to the rear garden. The ground floor also includes a fourth double bedroom, ideal as a guest room, playroom or home office, as well as useful under stair storage and a cloaks cupboard.

Upstairs, there are three well-proportioned bedrooms, all offering good storage and natural light. The family bathroom is modern and well finished, with a white suite and over-bath shower.

Externally, the property benefits from a generous level plot, with off-street parking to the front and a detached single garage to the rear. The rear garden has been thoughtfully landscaped, with multiple patio areas, ideal for outdoor entertaining, a large expanse of lawn, perfect for children, and a bespoke play park area, designed with family use in mind. The garden enjoys excellent privacy and sun exposure throughout the day.

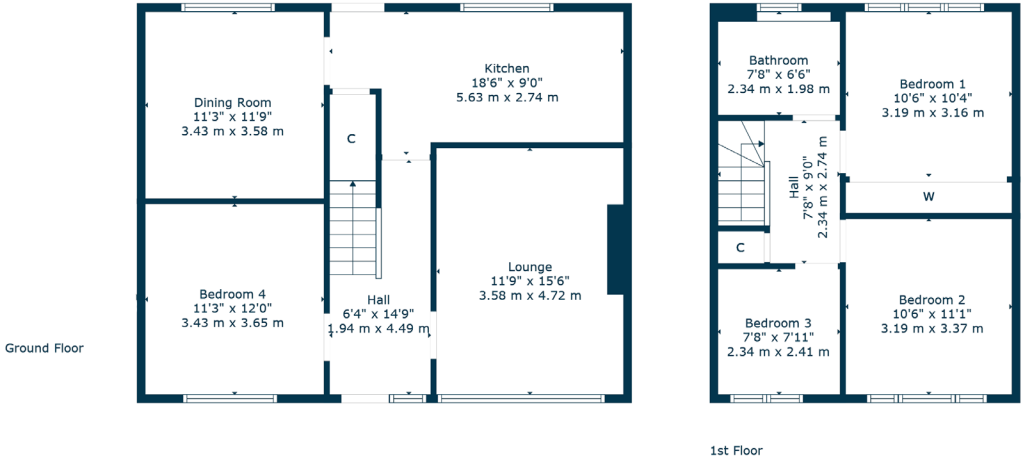
The specification includes gas central heating and double glazing.

The location is highly sought after, with the property sitting just a short stroll from the acclaimed Killermont Primary School and within easy reach of Bocclair Academy. Excellent local amenities are available nearby, including an Asda superstore at the foot of Bocclair Road and a variety of shops at Hillfoot. Hillfoot Railway Station provides regular rail links to both Glasgow and Edinburgh, while frequent bus services along Milngavie Road offer easy access to the city centre and West End. With the added benefit of being just a 15-minute drive from Glasgow's cultural and commercial heart, this is a fantastic opportunity to acquire a truly move-in ready home in one of Bearsden's most desirable locations.









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.

BD3888 | Sat Nav: 172 Rannoch Drive, Bearsden, G61 2BG

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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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