



**14 DEEPDENE ROAD**  
BEARSDEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Set on a generous, level plot, within the ever-popular Westerton district of Bearsden, this attractive three-bedroom semi-detached villa enjoys a quiet residential setting. The house benefits from off-street parking, thanks to a large mono bloc drive and a detached garage, a versatile interior layout, a large private garden and a highly convenient location close to excellent transport links and amenities, that will appeal to a wide variety of buyers.**

The accommodation, benefitting from a versatile layout, over two levels, comprises:- welcoming entrance porch, leading through to a spacious hallway, which, in turn, provides access to a bright and well-proportioned lounge, featuring a front-facing bay window. To the rear of the ground floor, a dining room overlooks the garden and sits adjacent to a modern fitted kitchen. Off the kitchen, there is a useful utility room, providing direct access to the garden.

Upstairs, the first floor offers three bedrooms, all of which are generously sized and enjoy pleasant aspects. The principal bedroom spans over 15 feet in length and features excellent proportions and integrated storage. Completing the upper accommodation is a modern family bathroom, with a white three-piece suite and over bath shower.

The specification includes double glazed windows and gas central heating.

Externally, the house sits on a substantial and notably level plot. The front garden is laid to lawn, framed by mature hedging and shrubs, with a driveway to the side, providing ample space for multiple vehicles and leading to a detached garage. The enclosed rear garden enjoys excellent privacy, ideal for family use or al fresco dining. Landscaped to include lawn, paths, decked patio sections and planting borders, it's a great space for relaxing or entertaining.

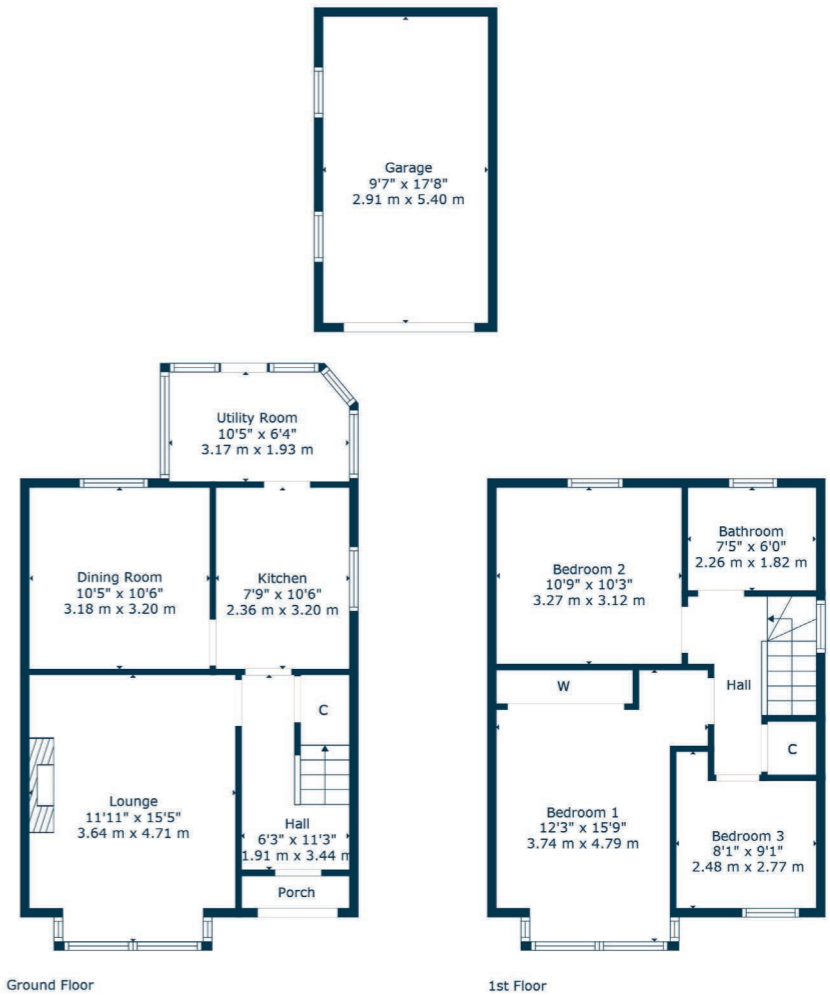
The Westerton area is renowned for its strong sense of community, leafy streets and convenient access to transport and schooling. Deepdene Road lies within walking distance of Westerton Train Station, with further rail links available at both Bearsden and Hillfoot stations. There is a nearby network of bus routes and easy access to the arterial routes connecting Bearsden with Glasgow's West End and City Centre. Excellent local schooling is available at both primary and secondary levels, including the highly regarded Boclair Academy.

This is a fantastic opportunity to secure a well-balanced family home, in one of Bearsden's most sought-after areas, with space, garden ground and scope for future enhancement all on offer.









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.

**BD3915** | Sat Nav: 14 Deepdene Road, Bearsden, G61 1NS

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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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