



9 Boclair Brae, Bearsden

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



Nicol Estate Agents



## Nicol Estate Agents

### Situation

Bearsden and its neighbouring suburb of Milngavie are acknowledged for their standard of local amenities, recreational facilities and provide a selection of local shops, supermarkets, restaurants, banks, library, health care facilities and regular bus and rail services to Glasgow City Centre,

This popular suburb is located approximately 6 miles to the North of Glasgow's City Centre and is conveniently situated for commuter access to nearby Clydeside Expressway, M8 and the Clyde Tunnel as well as some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park. The open countryside is also accessible with the West Highland Way starting in Milngavie, as well as numerous local golf courses and Mugdock Country Park.

Boclair Brae is conveniently located for access local shops and Asda Supermarket on Milngavie Road and is only a short walk to Hillfoot Train Station proving access to Glasgow's West End and City Centre, as well as a direct service to Edinburgh Waverley Train Station. Bearsden Cross is around 0.75 of a mile away.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools.



















## Description

A deceptively spacious and modern six bedroom detached villa built by Westpoint Homes, located in one of Glasgow's most coveted residential neighbourhoods, close to popular schools and Hillfoot Train Station.

One of only nine homes forming part of the exclusive Boclair Brae development, built in 2016, set within a quiet cul de sac, just off Boclair Road. The complete accommodation comprises:

**Ground Floor:** Welcoming tiled reception hallway with storage and courtesy door to the internal garage. Generous and bright sitting room, overlooking the front of the property. Spacious combined kitchen, family and dining area with French doors opening to the terrace. Well appointed and upgraded kitchen, fitted with a full complement of floor and wall mounted cabinets, integrated appliances, complementary worktop surfaces and breakfasting bar. Separate utility room with a large walk in pantry. Guest WC and cloakroom.

**First Floor:** Upper landing with good storage, access to four double bedrooms and a staircase leading to the second level. Bedroom one with fitted wardrobes and ensuite shower room. Bedroom two with an ensuite bathroom and a walk in wardrobe. Two further bedrooms, complementing the first floor. Well appointed house bathroom with a separate shower enclosure.

**Second Floor:** Two bedrooms, both of double proportions and benefitting from fitted wardrobe space. Bathroom with a separate walk in shower.

The property is further complemented by gas central heating and double glazing. This property benefits from a generous garden, providing privacy and shelter, with a large paved terrace. The driveway provides off street parking and leads to an integral garage. For added peace of mind, the property benefits from the balance of the NHBC Guarantee.





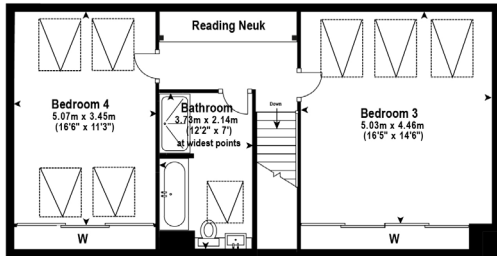
Nicol Estate Agents



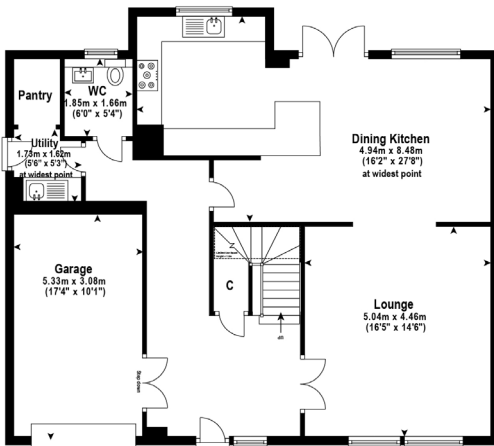
## 9 Boclair Brae, Bearsden G61 2BF

Approximate gross internal area  
House = 2467.13 sq ft - 229.20 sq m  
Garage = 176.70 sq ft - 16.42 sq m  
Total = 2643.80 sq ft - 245.62 sq m

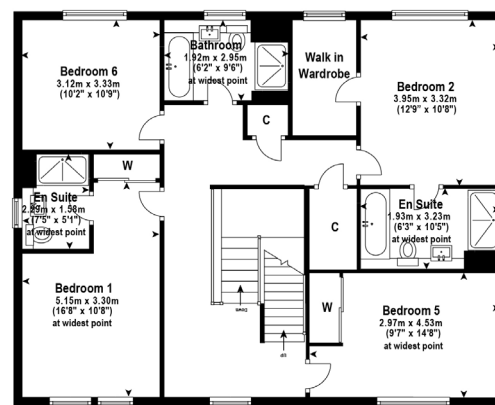
Second Floor



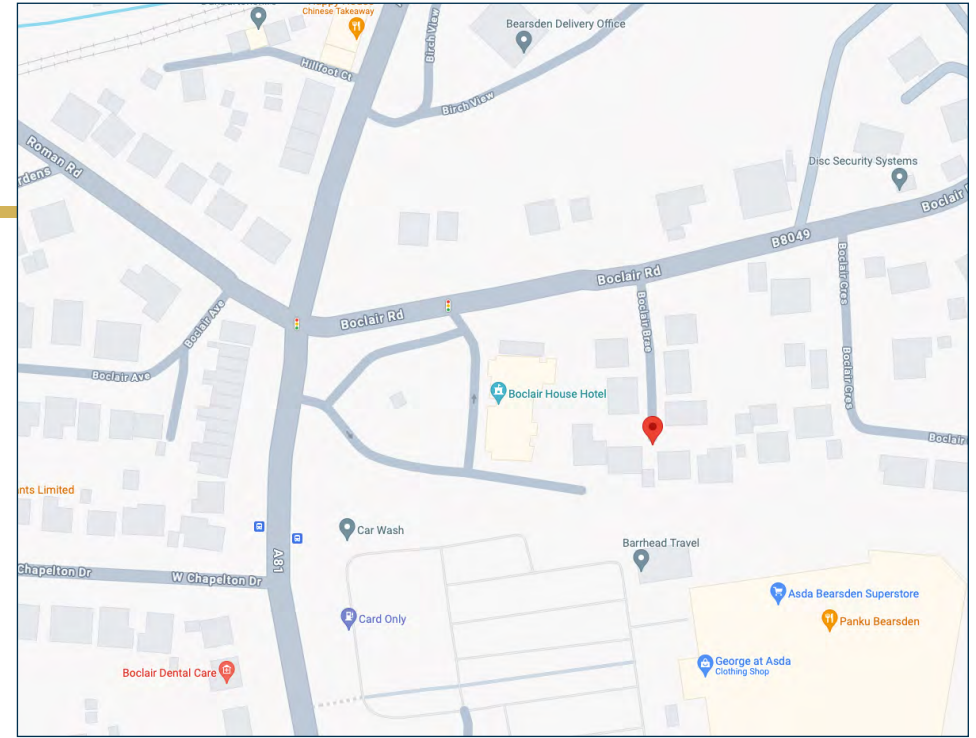
Ground Floor



First Floor



Plan produced for Nicol Estate Agents by RICS Certified Property Measurer in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

East Dunbartonshire Council  
Council Tax Band: H

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band B

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

East Dunbartonshire Council  
12 Strathkelvin Place  
Kirkintilloch G66 1TJ  
Telephone: 0300 1234510

### Property Reference 3066

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

