



Woodlands
Torrance
G64 4EH

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Offers Over £425,000

Woodlands is a magnificent and substantial Detached Bungalow set within stunning private garden grounds in the heart of this popular rural village.

The property itself has been successfully extended on a couple of occasions and now provides accommodation of c. 2500 square feet which makes this a fantastic size family property.

The garden grounds are a particular feature of Woodlands as they are substantive and in beautiful condition with well maintained lawns, walkways and stocked with a variety of shrubs and mature trees. The garden also has a large wooden tree house, pitched roof garage and a fenced burn at the far side running through the boundary.

The gardens are so sizeable that the current owner previously had planning permission for two additional dwellings within those grounds. The current situation is that we have an renewal application going through planning which is more than likely to be approved subject to certain conditions and this is something that could either be used by any buyer in the future as a possible project or indeed for a developer looking for something to buy and develop.

As the home report shows the original house is of non-standard construction however the two additional extensions are traditionally built as is the beautiful Mozolowski and Murray conservatory which was added at the front to link the previous side extension beautifully to the main house.



Home Report Valuation £425,000

www.onesurvey.org

Council Tax Band E

EPC Rating D



The accommodation on offer comprises lovely entrance opening to the large front conservatory which is a lovely space to sit and then from here I step down to the re-fitted breakfast area and kitchen which provides ample floor and wall units with quality integrated appliances.

On the south elevation of the house is a large dining area (formerly the original kitchen) and this leads round to a lovely big family living room with feature fireplace and a door opening onto a further conservatory which provides beautiful outlooks over the garden



The central hallway provides access to majority of apartments and has door leading through to a main bathroom which has a large shower enclosure, wash hand basin and WC.

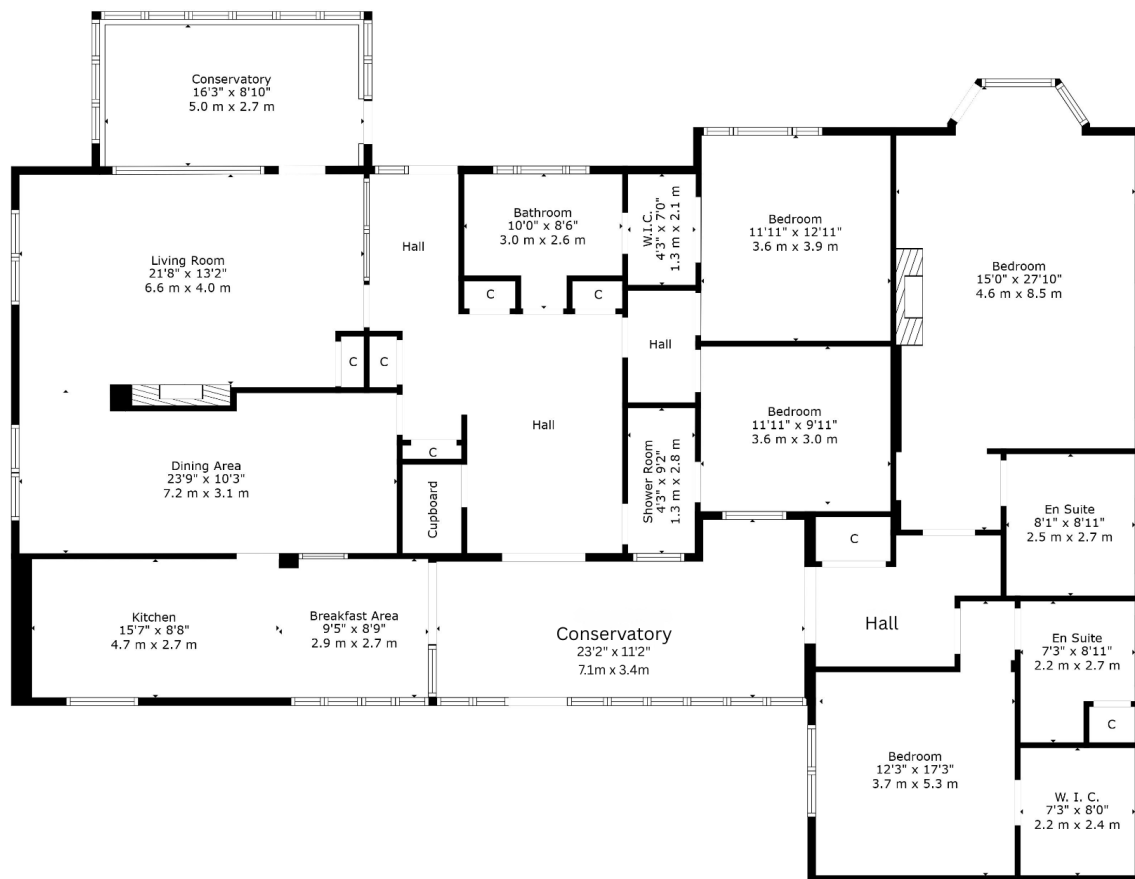
There are four large double bedrooms each of which has an en suite and one at the rear also has advantage of a walk-in dressing room. As you will see from the floor plan on the right hand side this entire area was formerly used as a self contained unit with one of the en suites serving as a kitchen and indeed this could be an option to revert to should this be required by the buyer.



The property further benefit benefits from gas central heating and double glazing.

Vendor Comments

This has been a perfect location as the setting is very private and not isolated and therefore within an easy distance of the local amenities and also travel to Glasgow.



TOTAL: 2532 sq. ft, 235 m²
 FLOOR 1: 2532 sq. ft, 235 m²
 EXCLUDED AREAS: SCREENED PORCH: 215 sq. ft, 20 m²
 WALLS: 161 sq. ft, 15 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.fillmoxor.co.uk>

Location

Torrance is a fantastic place to live and offers a true village community and yet is located only a short drive from Glasgow. The area also has its own primary school and is in the catchment for the highly regarded Boclair Academy in Bearsden. In the surrounding area there are beautiful countryside walks, local shops and cafés with a nearby retail park and excellent road links to Glasgow and East Dunbartonshire.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

