



TOWN & COUNTRY

17 Rubislaw Drive

Bearsden, G61 1PS



Situated in a very popular area of Bearsden, with views of St Germain's loch, this stunning 4 bed detached property built in 1926 offers a wealth of space and charm.



0141 776 5566



www.townandcountryestateagents.net



townandcountryestateagents.net



THE LOUNGE



The lounge is very generously proportioned, with a living gas fire and triple aspect bay window offering stunning views over the loch. Sliding doors between the lounge and dining room offer flexibility for entertainment



THE KITCHEN AND DINING ROOM



The Spacious kitchen offers easy access to the breakfast nook and utility area. The bright dining room offers views over the garden. Both dining areas are equipped with doors that lead to the garden



THE MASTER BEDROOM WITH EN-SUITE



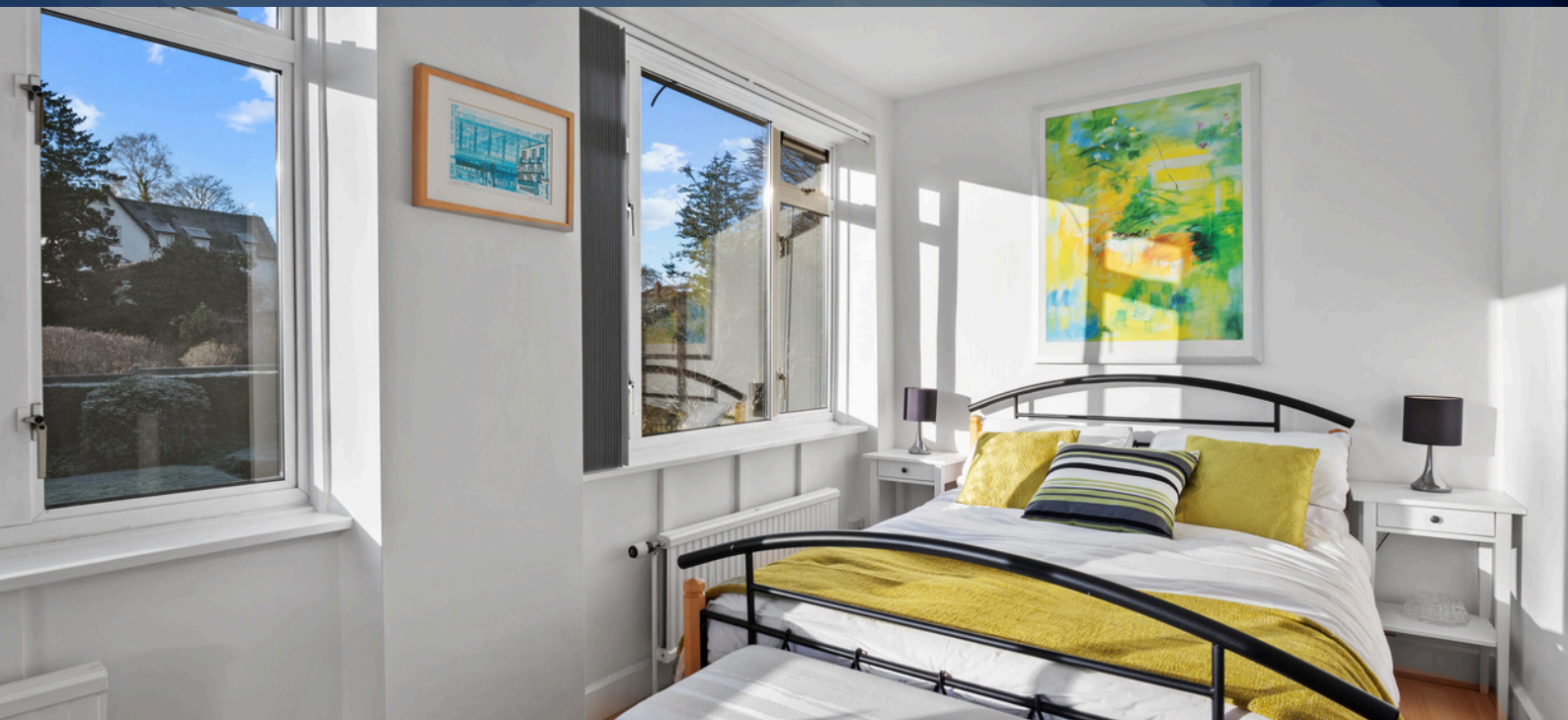
The bright and spacious master bedroom featuring an en-suite offers Fabulous views to the loch via the dual aspect window



THE UTILITY & BREAKFAST NOOK



BEDROOM 2/3



Both of these bedrooms offers a multitude of natural light, with bedroom 2 offering a unique stained glass panel with featured lighting



FAMILY BATHROOM AND DOWNSTAIRS WC



The family bathroom has been exquisitely refurbished and outfitted with Porcelanosa tiles and high end fittings. The downstairs shower room is cleverly designed to maximise space efficiency



FAMILY ROOM/OFFICE



The Family Room and Office offer the opportunity to effortlessly create two more bedrooms if desired



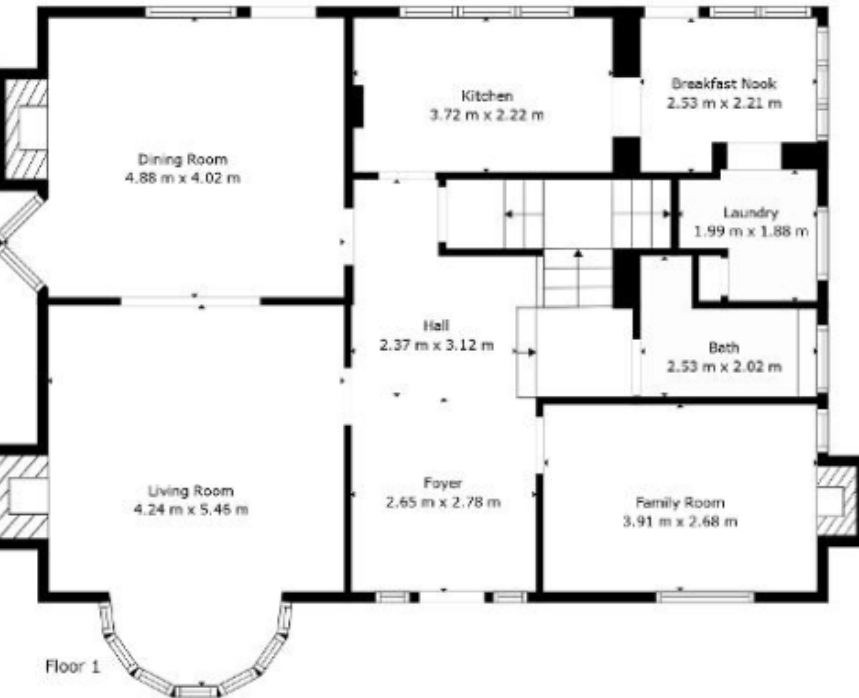
THE EXTERNALS



The outdoor space extends to a generous 560 square metres, including an off-street driveway and a west facing garden with multiple levels ensuring the sun is accessible all day in the garden. There is an abundance of storage available in a single detached garage, garden store and workshop

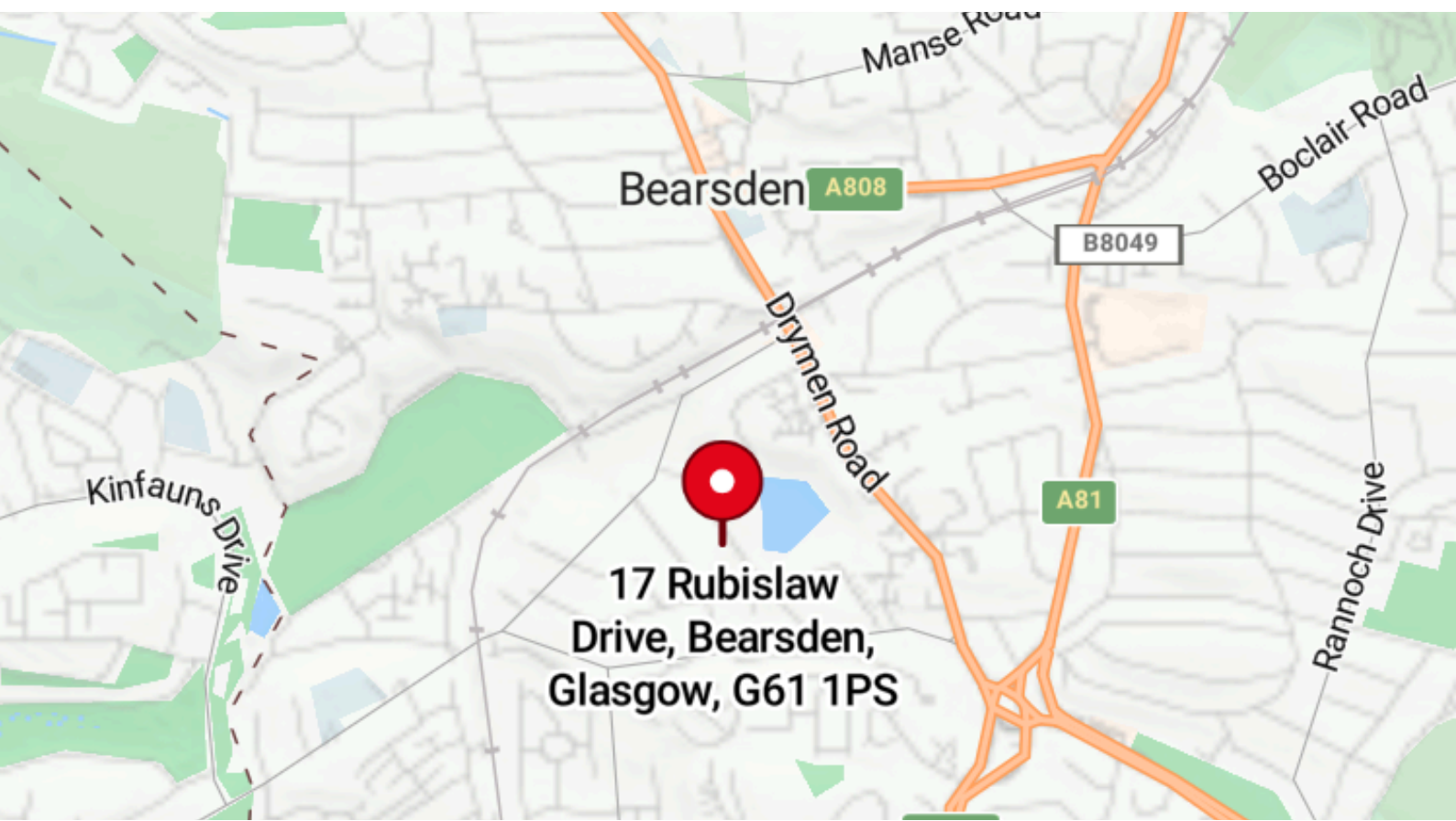


FLOOR PLAN, DIMENSIONS & MAP



TOTAL: 186 m²
FLOOR 1: 95 m², FLOOR 2: 91 m²
EXCLUDED AREAS: FIREPLACE: 3 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



THE LOCATION

The suburb of Bearsden is widely regarded as one of Glasgow's most prestigious and sought-after residential districts. Renowned for its exceptional educational opportunities, the area is home to a selection of highly regarded primary and secondary schools, making it an ideal location for families.

Bearsden offers an excellent range of leisure facilities, including private and state-operated gyms and sports clubs, catering to a variety of interests and lifestyles.

At the heart of the community lies Bearsden Cross, a bustling hub featuring a diverse array of shops, services, restaurants, cafes, and bars, all within easy reach. The area is well-served by public transport, with excellent bus connections and train stations at both Bearsden and Westerton providing frequent services to Glasgow's West End, City Centre, and Edinburgh.

For international travel, Glasgow Airport is conveniently accessible within approximately 25 minutes during off-peak times. Additionally, the area benefits from its proximity to Loch Lomond and The Trossachs National Park, offering residents the opportunity to enjoy Scotland's renowned natural beauty and outdoor pursuits.

