



Burnbrae House, 277 Milngavie Road, Bearsden, G61 3DG

Offers Over £575,000

- "Burnbrae House"
- 4 Double Bedrooms
- High Degree of Privacy
- EER - D
- Substantial Family Property
- 2 Magnificent Reception Rooms
- Double Garage, GCH & DG
- A Number of Period Features
- 3 Bathrooms, Office & Utility Room
- Close To All Local Amenities

277 Milngavie Road, G61 3DG

Burnbrae House provides magnificent family accommodation over 2 levels. The property has been converted over the years resulting in a unique semi-detached home, the size and scale of which has to be viewed. Many of the original features have been preserved, while a contemporary twist caters for modern family living. The current owner has maintained and presented the property to an exceptional standard throughout making early viewing essential. EER - D



Council Tax Band: G



Burnbrae House was built back in 1781 by Archibald Douglas. The current owner has made significant changes to the original dwelling with parts of the original house being demolished and then sympathetically restored and redesigned. The result has been the configuration of this grand and opulent semi-detached family home which provides fabulous and unique accommodation over two levels. By retaining a number of period features mixed with contemporary finishes the home allows modern and flexible accommodation for family living.

Entrance to the property, between the impressive pillars and the storm door, lead to the entrance vestibule and reception hallway beyond. The magnificent staircase flows naturally from here providing access to the upper level. On the ground floor you will find two grand reception rooms, both boasting, high ceilings, focal fireplaces and the lounge an impressive bay window formation over looking the front garden. To the rear of the house lies the spacious dining kitchen, with ample base and wall mounted units, a number of integral appliances, breakfast bar, ample room for an additional dining table and slim line French doors which lead to the rear garden. Along the rear inner hallway is the useful downstairs shower room, home office and utility room which has a door leading externally.

On the upper level you will find the incredible master bedroom with bay window over looking the front of the home and adequate wardrobe storage. Bedroom two is also an impressive size with dual aspect windows to the front/side and built in wardrobe storage. There are a further two double bedrooms to the rear, one with built in storage. Completing the accommodation is a bathroom with bespoke freestanding bath, separate shower cubicle and vanity storage and a further shower room perfect for bustling families.

The rear of the property is accessed from a private lane off Mosshead Road, to the properties double detached garage. The rear garden has been thoughtfully planned for low maintenance with patio area, astro turf lawn and raised beds with an array of colourful plants and shrubs. This area provides the ideal spot

for relaxing and/or entertaining. The garden to the front is level, fully enclosed and predominately laid to lawn with a small monoblocked patio area. The house itself and the neighbouring properties all benefit from a good degree of privacy despite the central location for all surrounding amenities. This unique home is one not to be missed and early viewing is strongly recommended.

Room Dimensions

Entrance Hall

Formal Lounge - 6.63m x 3.72m

Dining Room - 5.48m x 4.58m

Dining Kitchen - 5.73m x 3.46m

Utility Room - 3.80m x 1.63m

Home Office - 2.35m x 1.20m

Downstairs Shower Room - 2.35m x 1.98m

Master Bedroom - 6.52m x 3.73m

Bedroom 2 - 5.09m x 4.57m

Bedroom 3 - 3.61m x 2.84m

Bedroom 4 - 3.50m x 2.69m

Bathroom - 2.36m x 2.32m

Shower Room - 2.03m x 1.99m

Schooling

Milngavie Road lies within the school catchment area for Mosshead Primary School, St Nicolas Primary School, Bearsden Academy and John Paul Academy.

Location

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 fabulous 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.

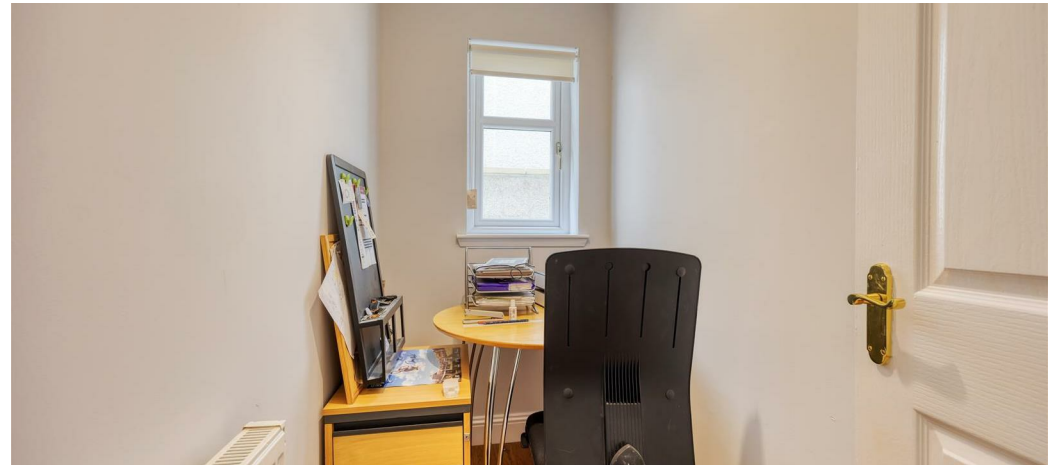
Home Report Available on Request

EER - D

Viewings Strictly By Appointment

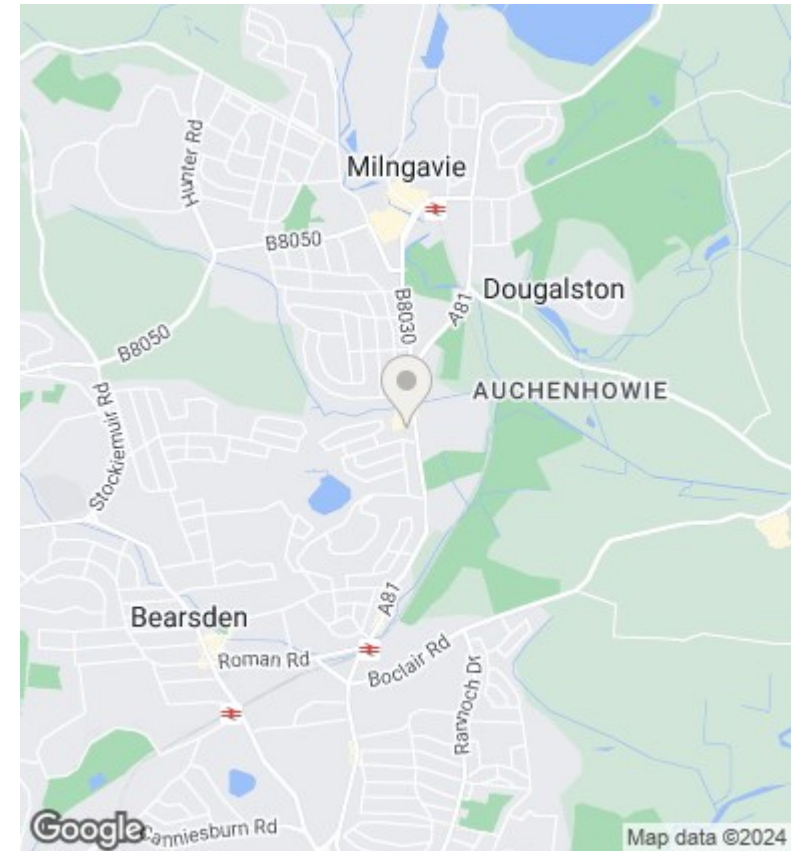
Free Valuation Service - One of our award winning team would be happy to provide you with a free, no obligation valuation at which we can tailor our selection of professional selling packages.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	