



DETACHED BUNGALOW

26 HUTCHISON DRIVE
BEARSDEN
G61 2JT



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Beautifully presented and extensively improved, this impressive DETACHED BUNGALOW is centrally situated within this ever popular and exclusive location. Offering excellent family accommodation with a flexible layout formed over two levels.

Entrance vestibule, reception hall with hardwood finishes and hardwood floor, restored mahogany wood panelled doors, impressive 16'6 lounge with broad bay window to front, of particular note is the focal point minster stone fireplace with inset remote controlled living flame gas fire and slate hearth, formal dining room again with bay window to front and staircase providing access to upper level with storage below, double bedroom to front with aspects over rear garden, extensive built-in fitted furniture and wardrobes to one wall, further double bedroom, fully fitted kitchen with window to side and comprising floor and wall mounted light wood veneer fronted units with solid granite work tops, integrated double oven, hob, hood, microwave, fridge/freezer and dishwasher, wall mounted contemporary vertical radiator, door onto well proportioned garden room enjoying fabulous aspects over the carefully laid out and landscaped south facing rear garden, fully tiled bathroom comprising three piece suite with independent shower above bath.

On the upper level is the main bedroom extending to 18'2 with broad dormer window to front and additional natural light provided by large south facing velux window, en-suite toilet comprising two piece suite, two deep storage cupboards.

The specification includes gas central heating and PVC double glazing. Cellar store/utility area with access from the side in addition to access to extensive cellar storage.

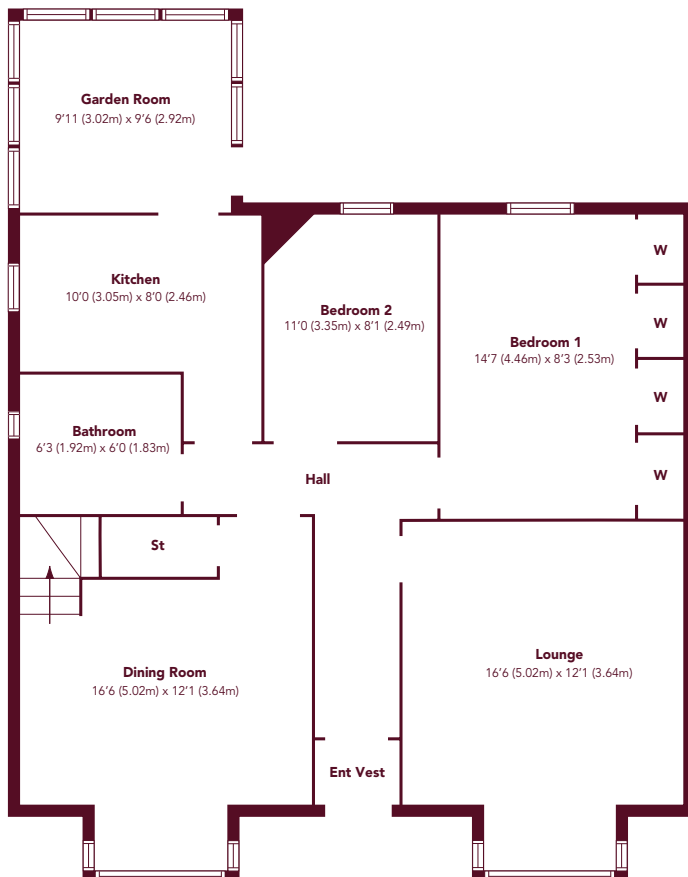
The property is set amidst carefully laid out and landscaped private gardens including a large south facing rear garden. Driveway providing off street parking and access to single car garage with remote access door.

The property is only minutes from Killermont Primary and Boclair Academy, nearby Glasgow Golf Club, a large Asda and Sainsbury's local nearby. Ease of access to the West End and City Centre with excellent public road and rail transport.

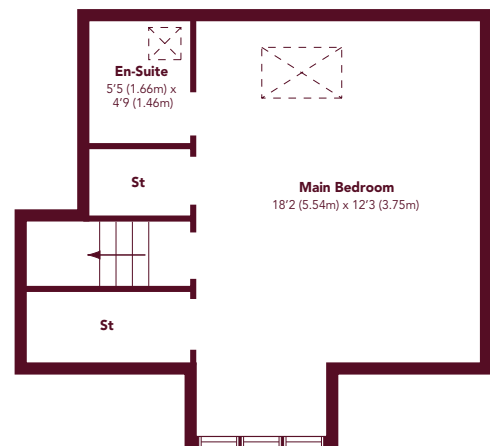
Measurements

LOUNGE	16'6 (5.02m) x 12'1 (3.64m)	BATHROOM	6'3 (1.92m) x 6'0 (1.83m)
DINING ROOM	16'6 (5.02m) x 12'1 (3.64m)	UPPER LEVEL	
BEDROOM ONE	14'7 (4.46m) x 8'3 (2.53m)	MAIN BEDROOM	18'2 (5.54m) x 12'3 (3.75m)
BEDROOM TWO	11'0 (3.35m) x 8'1 (2.49m)	EN-SUITE	5'5 (1.66m) x 4'9 (1.46m)
GARDEN ROOM	9'11 (3.02m) x 9'6 (2.92m)	CELLAR STORE/UTILITY	9'0 (2.76m) x 8'9 (2.68m)
KITCHEN	10'0 (3.05m) x 8'0 (2.46m)	GARAGE	17'4 (5.30m) x 9'4 (2.87m)

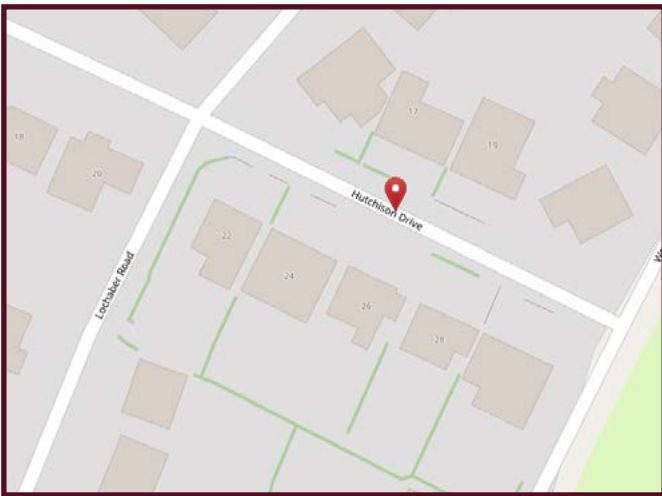
GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Travel Directions

Traveling south along Rannoch Drive from the junction with Kessington Road straight ahead at the junction with Speirs Road turning third on left on to Hutchison Drive, straight ahead at the junction with Lochaber Road and number 26 is on right before the junction with Woodvale Avenue.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band F.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE