



## 1 Bellevue Road, Kirkintilloch, Glasgow, G66 1AH

Offers Over £460,000

- "Benallan" - Unique & Wonderful Duplex Victorian Conversion
- 4 Double Bedrooms
- Attractive Kitchen with a Number of Integrated Appliances
- EER - C
- Built cc 1880 with beautiful private gardens
- 3 Reception Rooms plus Utility Area
- Original Period Features with a Contemporary Twist
- Flexible Accommodation Spanning 3 Principle Levels
- 2 Bathrooms plus an Additional w/c
- Desirable Location Close To All Local Amenities

# 1 Bellevue Road, Glasgow G66 1AH

\*\*\* New Attractive Price \*\*\* This is a wonderful opportunity to acquire this unique, 4 bedroom, upper conversion which flows over 3 principle levels. Located within a sought-after central location this property will appeal to a variety of discerning buyers.

The current owner has presented and maintained the property to a tremendous specification throughout, incorporating many of the original period features with a stylish contemporary twist.

Early viewing is imperative to avoid disappointment. EER - C



Council Tax Band: E



- "Benallan " - Tremendous traditional conversion dating from cc 1880s
- Rarely available on the open market
- Set upon an extensive level plot within the admired 'Westermains' district
- Generous accommodation over various levels.
- Seven spacious principal apartments
- Original period detail beautifully preserved
- Perfectly suited for home working
- Off street driveway parking
- Beautifully stocked mature garden plot
- Lenzie Academy and St. Ninian's High catchment both within easy walking distance

This unique property, which presents as a self contained home, provides the perfect balance of traditional and contemporary styles resulting in a fabulous family property within a desirable central location of the town. The home offers flexible accommodation over three levels which will appeal to many growing families. The rather handsome and majestic stature of the property occupies an extensive corner plot, providing private parking and access to the front and a main door access from the side.

Internally, the property exudes a great deal of traditional charm, with beautifully preserved features, flooring, doors and architraves providing various points of interest throughout the home. Presented to market in fine condition and painstakingly maintained and improved over the course of owners stay, the decorative theme compliments the feeling of space and light throughout the home, whilst emphasising the beautiful period details.

Accessed via the main door, the subjects of the internal accommodation are best summarised as:- Welcoming reception hallway which flows both up and down to all other apartments. The quirky layout allows for flexible use of the home, best suited to individual requirements. The home embodies a magnificent reception room with, formidable bay window formation, with the grand fireplace as focal point. On the same level you have access to 3 double bedrooms and a useful shower room. The kitchen is well appointed, with ample base and wall mounted storage and number of appliances. On the same level as the kitchen there is the main bathroom and a further double bedroom which over looks the garden to the rear. a few steps down is the main dining room (Bedroom 5), with a Juliet balcony over looking the substantial gardens.

On the ground level there is a further family room with french doors giving access externally. Off this room there is a useful utility room with w/c and a main door providing

access to the front of the property/driveway.

In essence a charming family worthy of personal appraisal

Externally, the property sits upon an impressive level garden plot which is perhaps best appreciated by first-hand inspection. Established planting and seasonal trees/bushes offer a colourful definition, whilst good sections of lawn, stone combine to great effect. The rear of the property is stocked with mature flowering bushes and trees which creates a real sense of peace and privacy with a patio and a raised decked area providing ideal spots to relax and/or entertain. The south facing rear garden is fully enclosed, perfect for young children and family pets.

#### School Catchment

Bellevue lies within the school catchment for Lairdsland Primary, Holy Family Primary, Lenzie Academy and is within walking distance of St Ninians High School

#### Room Dimensions

Entrance Hallway

Formal Lounge - 6.94m x 4.68m

Dining Room - 4.28m x 3.90m

Kitchen - 3.90m x 3.20m

Bathroom - 3.06m x 1.44m

Master Bedroom - 4.27m x 3.02m

Bedroom 2 - 4.27m x 2.33m

Bedroom 3 - 3.90m x 2.58m

Bedroom 4 - 3.36m x 2.78m

Shower Room - 2.10m x 1.69m

#### Ground Level

Family Room - 5.53m x 3.94m

Utility/w/c - 2.86m x 1.45m

#### Location

The property allows for pleasant walking & cycling routes, with the canal path being within walking distance. Green countryside/farmland fields are merely 250m away and the location affords views to the Campsie Hills.

Amenities: Kirkintilloch offers a vast selection of local amenities including good quality restaurants, cafes, shops, bars, supermarkets and the recently developed Southbank Marina. There are also numerous leisure facilities including a modern library, museums, Kirkintilloch leisure centre and various sporting clubs, Kirkintilloch Bowling Club, various water sports including, canoeing, rowing, golf courses in both Kirkintilloch and neighbouring Lenzie.

Kirkintilloch is an interesting historical town. It sits on the Antonine Wall and was the site of a Roman Fort and medieval castle. The Forth and Clyde Canal flows through the centre of the town and provides a link to Glasgow and Edinburgh.

Transport Links: Kirkintilloch is conveniently placed within easy reach of Glasgow city centre and Edinburgh. The property is a short drive to Lenzie train station, or a couple of minute car journey to M80 connecting to the main M8 and M9 motorways with links across central Scotland. There is also a regular bus route to Glasgow city centre and neighbouring villages.

Home Report Available on Request

Viewings By Appointment

EER - C

Council Tax Band - E

Early viewing is recommended to avoid any disappointment

For further details or to arrange an appointment to view please do not hesitate to contact the office on 01417751050

Thinking of Moving

For your FREE market valuation call Claire on 07939 086 074 or at the office 0141 775 1050

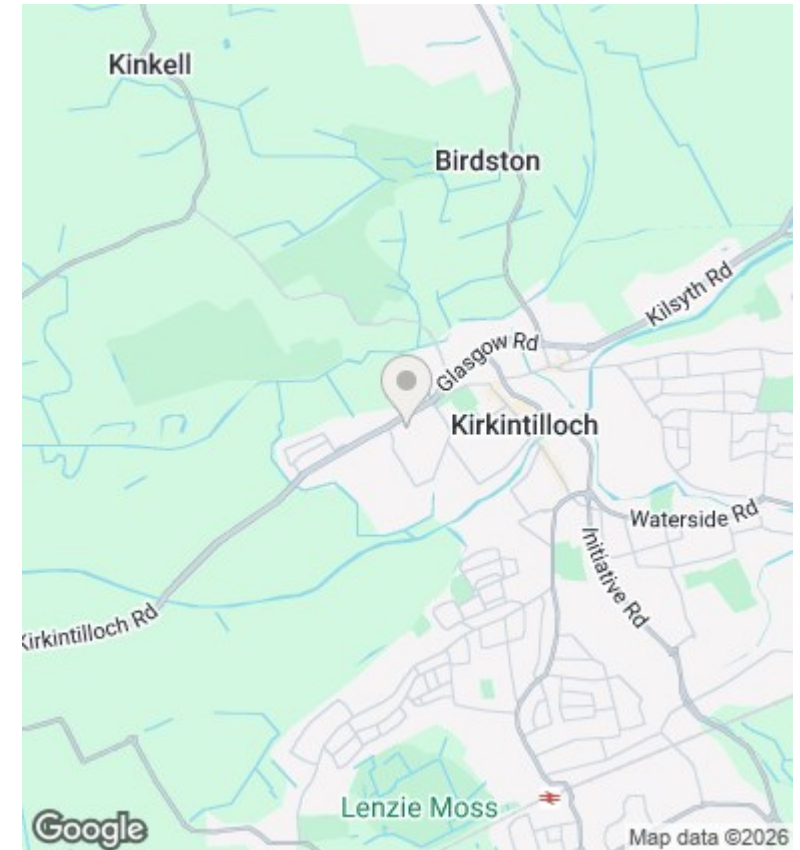






**TOTAL: 1817 sq. ft, 169 m2**  
 Basement: 294 sq. ft, 27 m2, 1st floor: 1523 sq. ft, 142 m2  
 EXCLUDED AREAS: STORAGE: 63 sq. ft, 7 m2, UNDEFINED: 18 sq. ft, 2 m2, FIREPLACE: 15 sq. ft, 1 m2,  
 WALLS: 139 sq. ft, 11 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	