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PATERSON'S LAUN  
BALMORE



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4 | BEDROOMS   3 | BATHROOMS   4 | PUBLIC ROOMS

**This exceptionally well-presented, professionally extended and traditionally constructed modern family home, by John Dickie, is set within an exclusive and highly sought-after development, in the picturesque village of Balmore.**

This prestigious development comprises a select number of executive homes and enjoys a semi-rural setting, just outside Milngavie. Occupying a prime position towards the head of a quiet cul-de-sac, the property has been thoughtfully designed and beautifully maintained, offering flexible, spacious accommodation, ideally suited to modern family living.

The home is surrounded by immaculately landscaped gardens. To the front, a substantial driveway provides ample off-street parking and leads to a generous double garage. The extensive rear gardens are laid to lawn and feature two patio areas.

Internally, the accommodation is arranged over two levels and begins with a broad and welcoming reception hallway, complete with a striking solid oak staircase and providing access to all principal apartments. The ground floor offers a formal drawing room, lounge, with an attractive feature fireplace and French doors opening onto the rear garden, a formal dining room and a comfortable family sitting room. The beautifully appointed dining kitchen also benefits from sliding Bi fold doors into a wonderful and expansive family room, perfect for entertaining and relaxing, with direct access to the garden. The lower level is complemented by a separate utility room and a convenient cloakroom/WC.

Upstairs, the impressive principal bedroom features a full wall of fitted wardrobes and a well-appointed en suite bathroom. A second bedroom also enjoys en suite facilities, along with a dressing room. Two further generously sized double bedrooms, both with fitted storage, are served by a stylish family bathroom. Family bathroom and principal en suite both with underfloor heating.

The property is presented in fresh, neutral tones throughout and finished to an exacting standard, with high-quality fixtures and fittings, including solid oak doors, skirtings and detailing, enhancing the overall sense of quality and craftsmanship.

The specification includes gas central heating and double glazing throughout.









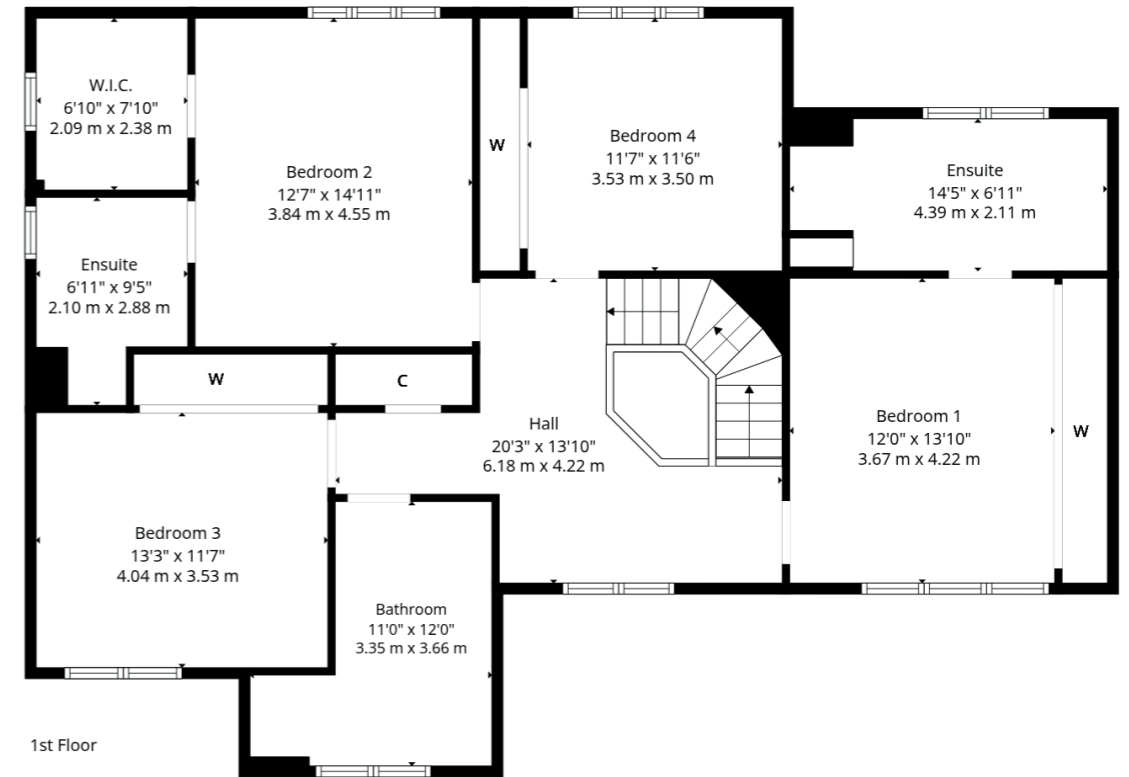
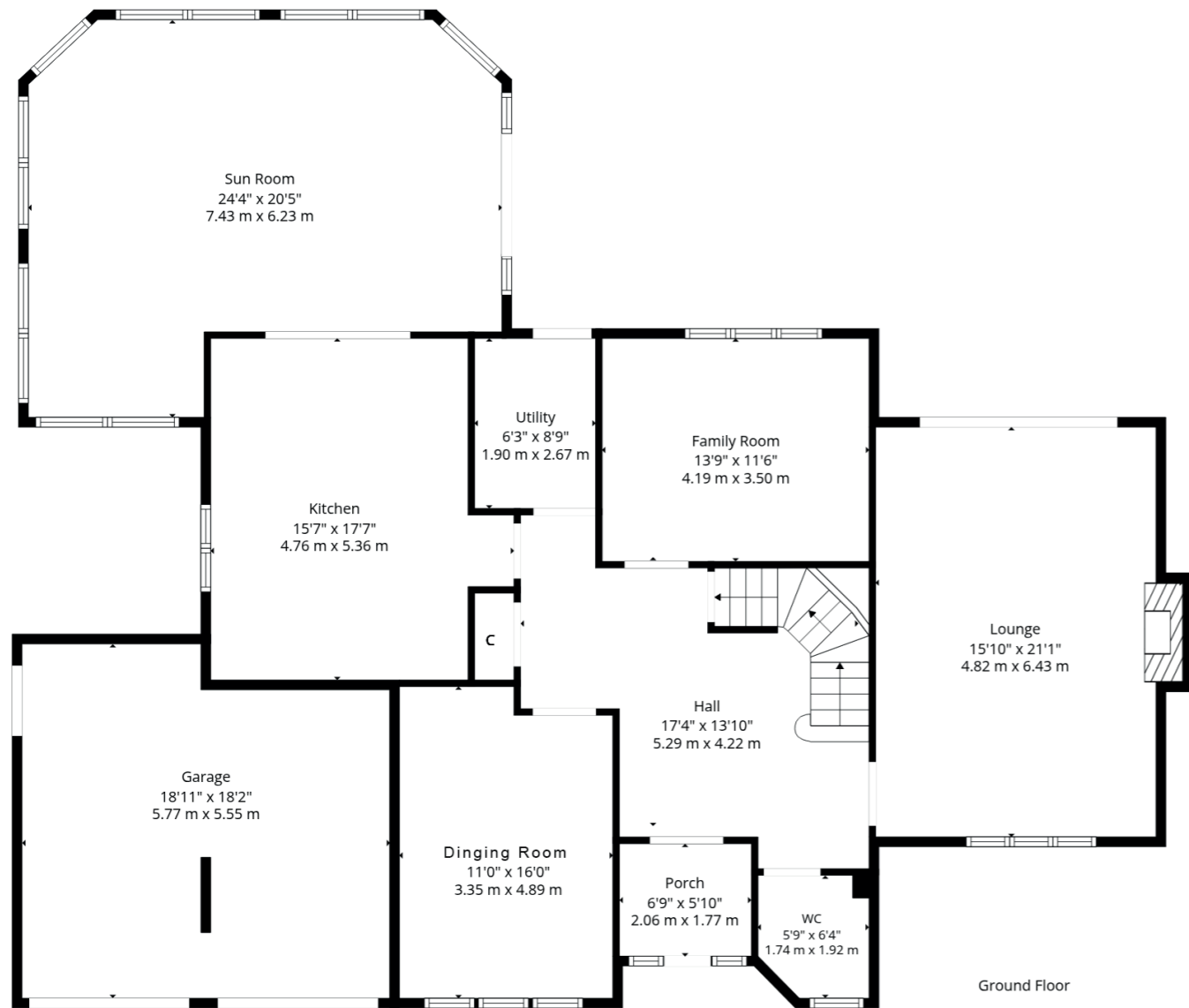












Baltimore is a delightful little village, located just to the east of Bearsden and Milngavie, in a cluster of hamlets within the Baldernock area. It has an admired golf course and, on its doorstep, and some really lovely country walks. The local primary school at Baldernock has a great local reputation and the property falls within the catchment area for the highly acclaimed Douglas Academy, which offers excellent secondary schooling, along with its Renowned Music School.

Milngavie and Bearsden are just over a five-minute drive away, both of which offer an abundance of amenities, as well as railway stations, and access to the City Centre can be made by car within twenty minutes off-peak.





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