



6A Mosshead Road, Bearsden, Glasgow, G61 3HN

Offers Over £840,000

- An Impressive Detached House Enjoying a Prime Residential Location
- 5 Reception Areas Offering Tremendous Flexibility
- Utility Room, 2 Further Bathrooms and w/c
- EER - C
- Over 4000sq ft
- 6 Bedrooms - 3 With Ensuite Facilities - 2 Dressing Rooms.
- Substantial Garden Plot, Generous Balcony & Triple Garage
- Desirable & Private Location
- Dining Kitchen with Integrated Appliances
- Close To All Local Amenities, Transportation Links & Schooling

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Occupying a substantial plot this exceptional detached villa offers an outstanding combination of scale, flexibility and privacy. Elevated from the private lane, with a substantial monobloc driveway, detached triple garage and generous garden ground, the property extends to an impressive 4000sqft and has been thoughtfully designed to cater effortlessly for modern family living, entertaining and home working alike. EER - C



Council Tax Band: H



Located in a prime address within Bearsden, this majestic detached home offers an exceptional standard of family living. Set within a private lane, the property is ideally situated close to local amenities, excellent transport links, and some of the area's most desirable schooling.

Extending in total to approximately 4000 square feet or thereby, this remarkable home boasts spacious and flexible accommodation arranged over two levels, finished to a high specification throughout.

On the ground floor, the entrance door leads to a grand reception hallway with a feature staircase leading to the upper level. To the front of the property, the formal lounge provides a refined space for relaxation with focal fireplace and surround.

To the front a generous open-plan kitchen, dining, and family area forms the heart of the home, complete with French doors leading externally and private rear garden beyond. The bespoke kitchen is fitted with an extensive range of base and wall mounted units, contrasting worktops, a number of integrated appliances and a breakfast bar. A separate utility room and downstairs w/c provides further convenience and offers internal access to the side. On the ground floor there are a further 2 reception rooms, offering any buyer flexibility depending on individual family requirements. There is a ground floor shower room which completes the entrance level

On the first floor, the property benefits from a total of 5 double bedrooms, 3 boasting ensuite shower facilities and 2 having dressing areas. There are a further 2 double bedrooms, a home office and the family bathroom which boast bath and a separate shower cubicle.

From the first floor you can access the balcony area which overlooks the garden grounds below. This space provides the perfect space to relax and/or entertain, enjoying the sunshine at various times throughout the day.

Externally, a substantial monobloc driveway provides ample off-street parking and leads to a detached triple garage, which could be utilised for varying purposes (Gym, work space etc.) The well maintained gardens are a particular highlight, offering exceptional privacy amongst mature trees and established planting. A generous lawn is complemented by a south-facing terrace and two separate patio areas, creating ideal spaces for outdoor dining, entertaining and enjoying the sun throughout the day. The property further benefits from gas central heating together and double glazing.

The property falls within the highly regarded catchment area for Mosshead Primary School and Bearsden Academy. Bearsden also offers an excellent selection of independent and state schooling, including St Nicholas' Primary, Bearsden Early Years Centre and The High School of Glasgow Junior School.

Bearsden is widely recognised as one of Scotland's most desirable residential suburbs, offering an excellent range of local amenities including independent shops, cafes, restaurants and leisure facilities. Superb transport links provide easy access to Glasgow's West End and City Centre, while Hillfoot railway station is located less than half a mile from the property. For outdoor enthusiasts, the spectacular scenery of Loch Lomond & The Trossachs National Park can be reached in approximately 20 to 30 minutes, making this an outstanding location for both commuting and family life.

Home Report Available on Request

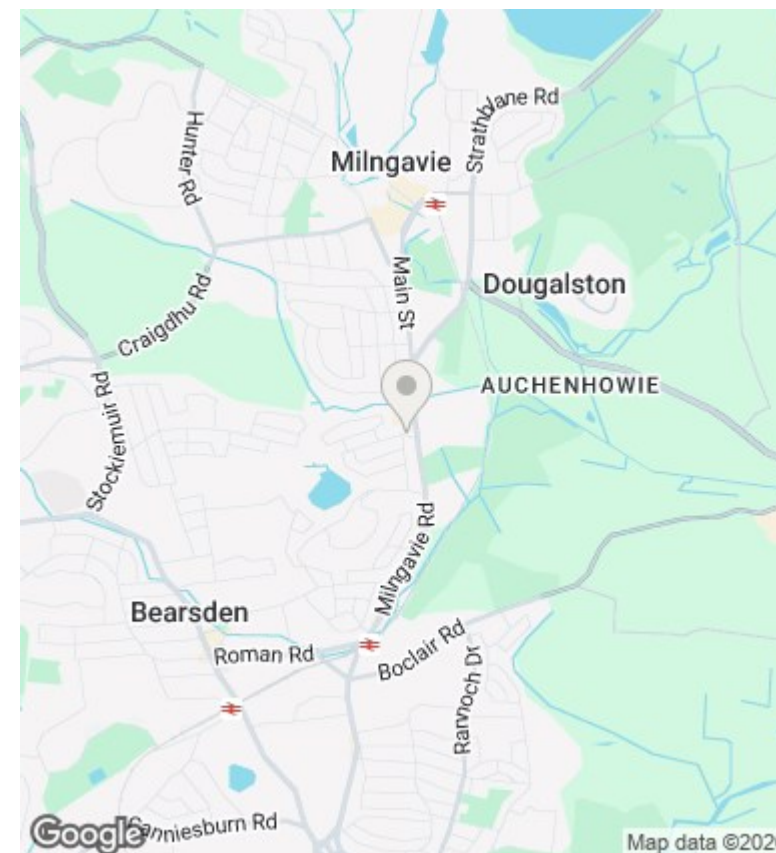
EER - C

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.







Directions

Viewings

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

Council Tax Band

H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	