



18 Campbell Place, Torrance, Glasgow, G64 4HR

Offers Over £410,000

- Professionally extended four/five-bedroom detached villa positioned within a desirable pocket of Torrance
- Expansive open-plan dining kitchen designed for modern family living and entertaining
- Additional family room offering flexible everyday living space
- Practical utility room and convenient ground floor WC
- Substantial plot with private driveway, detached garage and open countryside views to the rear
- Elegant front-facing lounge providing a generous and refined reception space
- Sun-filled south-facing conservatory overlooking the rear gardens
- Versatile home office/fifth bedroom ideal for remote working or guest accommodation
- Four spacious double bedrooms upstairs, including principal suite with en-suite shower room plus stylish family shower room
- Energy efficiency rating - C

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Professionally extended and set within a quiet, sought-after address in Campbell Place, Torrance, this impressive four/five-bedroom family home offers spacious and flexible accommodation over two levels. Featuring an open-plan kitchen/dining area, multiple reception rooms, south-facing conservatory, generous gardens, driveway and detached garage, the property enjoys open countryside views and an excellent village setting close to highly regarded schooling and local amenities.



Council Tax Band: F



Situated within a quiet and sought-after address in Campbell Place, Torrance, this professionally extended four/five-bedroom family home offers substantial and flexible accommodation set over two levels.

The property opens into a welcoming reception hallway leading to a spacious formal lounge, ideal for relaxing and entertaining. To the rear, the impressive open plan kitchen and dining area forms the heart of the home, providing an excellent space for modern family living. A bright, south-facing conservatory enjoys an abundance of natural light and provides seamless access to the garden. Further enhancing the versatility of the ground floor is a separate sitting room and a home office, which could equally serve as a fifth bedroom. A practical utility room and convenient downstairs WC complete the lower level.

Upstairs, there are four generously proportioned double bedrooms, including a superb principal bedroom with en-suite shower room. A contemporary family shower room serves the remaining bedrooms, all of which are beautifully presented.

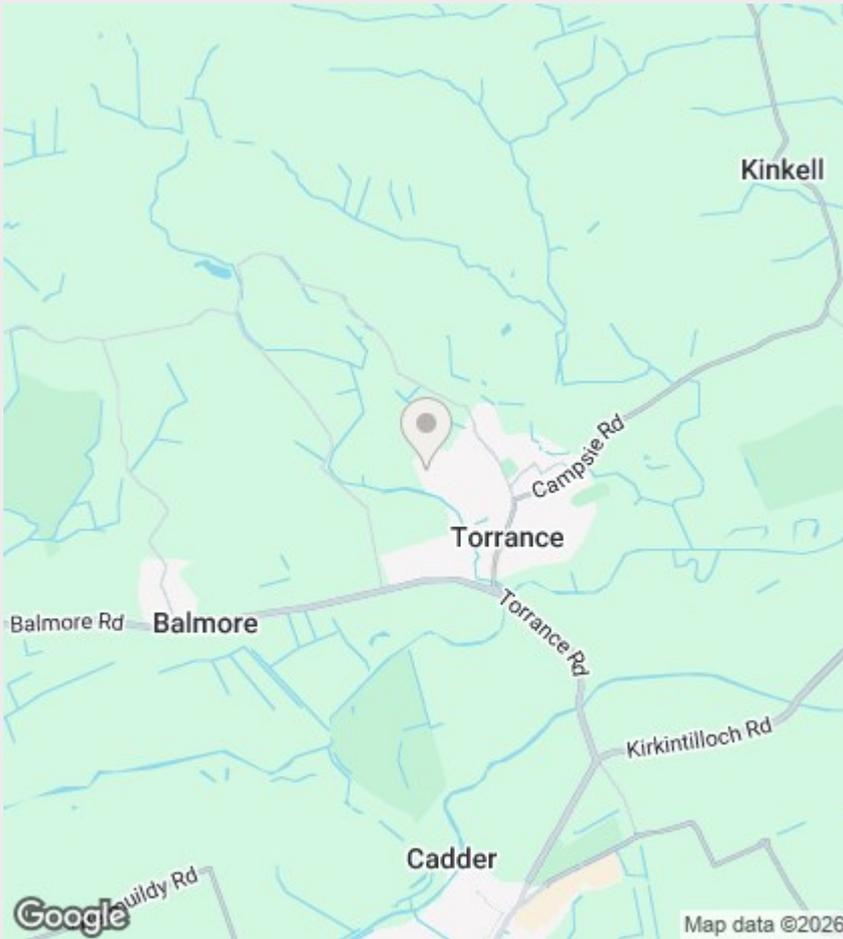
Occupying a large plot, the property enjoys open views across neighbouring countryside, creating a wonderful sense of space and privacy. Externally, there is a private driveway providing ample off-street parking and a detached garage, along with well-maintained gardens to the rear.

Offering spacious, adaptable living accommodation in a desirable village setting, this impressive home is ideally suited to growing families seeking both comfort and flexibility. Early viewing is highly recommended.

Surrounded by beautiful countryside, the village of Torrance is home to the highly rated Torrance Primary, with secondary provisions at Boclair Academy in Bearsden. There are a selection of local amenities including two hairdressers, convenience store, dentist, bakery, mobile Post Office, and pharmacy. It is also highly convenient for the nearby Strathkelvin Retail Park, including Marks and Spencer. There are three village pubs and recreational facilities include tennis courts, a bowling club and nearby golf courses. Torrance is surrounded by picturesque scenery and is a short drive from the suburbs of Bearsden, Milngavie, Bishopbriggs, and the town of Kirkintilloch, where a wider selection of facilities are on offer along with rail links to Glasgow, Edinburgh and further afield.

Home Report Available on Request
EER - C
Council Tax - EDC Band F
Viewing Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

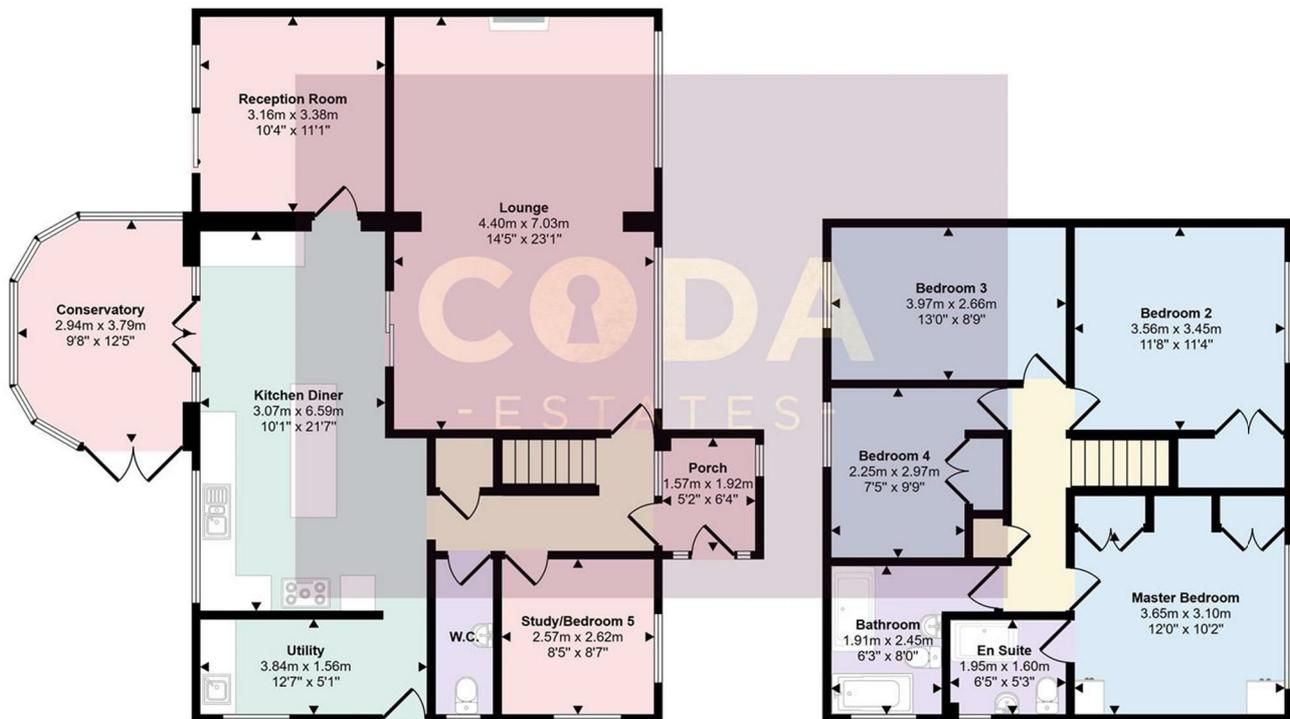
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
170 sq m / 1835 sq ft



Ground Floor
Approx 106 sq m / 1140 sq ft

First Floor
Approx 65 sq m / 696 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.