



14 Leechman Gardens, Bishopbriggs, Glasgow, G64 1GG

Offers Over £475,000

- Impressive and generously proportioned five-bedroom detached family home.
- Sociable open-plan kitchen and dining area, ideal for family life and entertaining.
- Principal bedroom with dressing/wardrobe area and private en-suite shower room.
- Private, easy-care gardens complemented by private driveway parking.
- Convenient Bishopbriggs setting with local amenities, schools, rail links to Glasgow and easy motorway access.
- Spacious dual-aspect reception room offering flexible living and dining arrangements.
- Ground-floor fifth bedroom providing excellent flexibility for home working, guests or recreation.
- Second bedroom also benefits from dedicated en-suite facilities, alongside a contemporary family bathroom.
- Large detached garage incorporating a versatile office/gym area while retaining useful storage.
- Energy efficiency rating - B

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**** Closing Date - Thursday 1st October 12pm **** An impressive and generously proportioned five-bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac within the popular Bishop Meadows development in Bishopbriggs. This substantial property is presented to the market in walk-in condition and provides excellent flexibility for modern family living.



Council Tax Band: G



The accommodation comprises a welcoming entrance hallway, leading to a particularly spacious dual-aspect lounge with ample room for both formal and relaxed family seating, as well as dining. To the rear, the impressive open-plan kitchen/diner provides a superb social space, with the kitchen area offering a range of fitted units and the dining area providing generous space for a family dining table. Also located on the ground floor is a useful utility room, WC and a versatile fifth bedroom/study, making this an ideal home for those requiring a dedicated home-working space, guest accommodation, or playroom.

Upstairs, the property continues to impress with a bright and spacious landing affording access to four well-proportioned bedrooms, including a spacious principal bedroom with walk through closet space leading to the en-suite facilities. Bedroom two also benefits from an en-suite, while the remaining bedrooms are served by a modern 4-piece family bathroom.

Externally, the property benefits from private low maintenance gardens and excellent off-street parking. A particular feature is the large detached double garage, which has been partially converted to create valuable additional accommodation, currently incorporating a home office/gym space while retaining storage provision. This versatile building offers considerable potential for a variety of uses to suit the needs of the successful purchaser.

Leechman Gardens is a highly desirable location for families, combining a peaceful residential setting with excellent transport links, easy access to local amenities and 5 minutes walk from Bishopbriggs Academy. Bishopbriggs offers a wide range of shops, supermarkets, leisure facilities, restaurants, and highly regarded schooling whilst the nearby railway station provides regular services into Glasgow city centre. The property's position also provides straightforward access to the motorway network, making it particularly appealing to commuters.

This is a substantial and versatile family home offering generous accommodation both internally and externally, with the added benefit of the detached double garage and additional office/gym space. Early viewing is highly recommended to fully appreciate the size, condition and flexibility of this impressive property.

Home Report Available on Request
Council Tax - East Dunbartonshire Band G
EER -
Viewings 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(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
137 sq m / 1476 sq ft



300
m / 740 sq ft

First Floor
Approx 68 sq m / 735 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.