



111 Rannoch Drive  
Bearsden | G61 2BQ

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Offers Over £275,000



### 111 Rannoch Drive, Bearsden, G61 2BQ

This is a generously sized 3 bed semi detached villa in ever popular Boclair area of Bearsden. The property enters by a bright and welcoming hallway giving access to all apartments. The living room benefits from a double height window allowing for maximum light exposure and is complimented by a coal effect gas fire with decorative surround. The living room leads to the rear facing dining area which provides ample space for a large dining table and 4 chairs. The kitchen is completed with wall and floor mounted cabinetry in neutral décor and feature black metro tiling, and space for white goods. The kitchen also features a UPVC door proving access to the rear garden. Upstairs there are 3 generously sized bedrooms. Bedrooms 1 and 2 both include fitted wardrobe space and provide space aplenty for a double bed and additional storage if required. Bedroom 3 would comfortably fit a single bed or could be used as an office or gym space. A fixed stair leads to the converted floored and lined attic space providing additional flexible space to include plentiful storage space in the eaves. There is also potential to develop the property further by creating additional accommodation in the attic space or by extending to the rear (all subject to planning). The property occupies a privileged plot with well maintained, and level, mature garden grounds and includes a rear patio area to enjoy the amenity of the rear garden. The property specification includes a single detached garage, a large driveway suitable for a number of cars, north west facing rear garden, gas fired boiler and UPVC double glazed windows. The property's location is unrivalled being within the school catchment area for Killermont Primary and Boclair Academy. Further, the property is a short drive or walk from Hillfoot Railway connecting the property to the central belt with ease. The illustrious Douglas Park Golf Club is also a short journey away, as are all usual amenities such as restaurants, shops and post office at nearby Bearsden Cross. Loch Lomond shores are also just a 30 minute drive away providing the perfect opportunity to take in the wonderful Scottish scenery at a moment's notice.



All room measurements are taken at the longest and widest points and are approximate:-

Downstairs hallway: 3.80m x 1.90m

Living Room: 3.80m x 3.70m

Dining Room: 3.50m x 2.60m

Kitchen: 3.50m x 3.00m

Bedroom 1: 3.70m x 3.30m

Bedroom 2: 2.81m x 3.30m

Bedroom 3: 2.51m x 2.30m

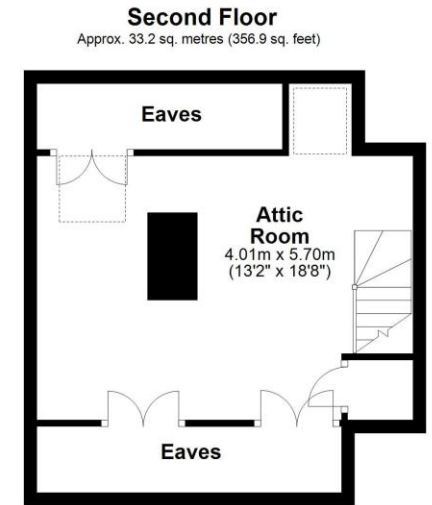
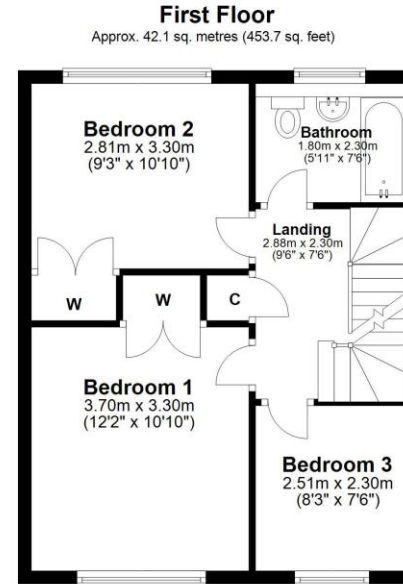
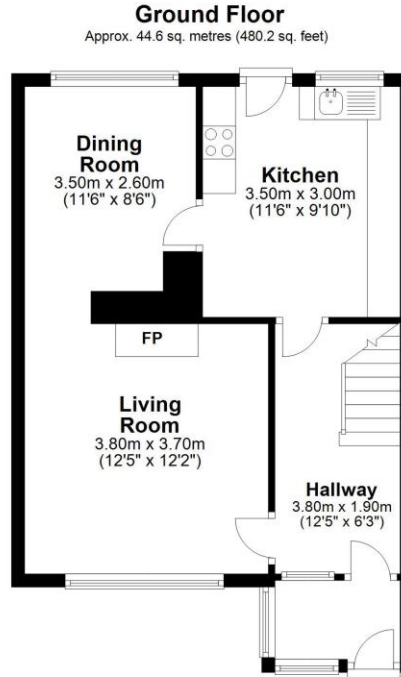
Bathroom: 1.80m x 2.30m

Attic Room: 4.01m x 5.70m

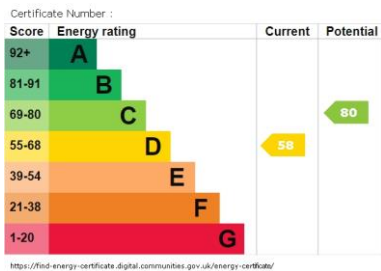




Rannoch Drive, Bearsden, Glasgow, G61 2BQ



Total area: approx. 119.9 sq. metres (1290.7 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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