



9 CHAPELTON AVENUE
BEARSDEN

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Tucked away at the top of this small tree lined avenue and set amidst extensive garden grounds, this magnificent three bedroom semi detached villa has been transformed by the addition of a spectacular extension to the rear finished with glass, Siberian Larch and exposed sandstone. Chapelton Avenue is almost something of a secret in itself and is a small and exclusive address offering an extremely peaceful yet convenient setting for some of the areas most impressive, period homes. The property has undergone an extensive programme of refurbishment and extension in 2010 to create a home which offers strikingly eye catching contemporary, architectural features yet at the same time retaining a plethora of original features in the form of intricate cornicing, beautiful fireplaces, original doors and exposed stonework next to modern lighting and quality kitchen, bathroom and en-suite fittings. This small, leafy avenue is accessed by vehicle at one end, off Drymen Road and sits a short stroll from the extensive array of services on offer within Bearsden cross including shops, eateries and supermarkets. The area is served by renowned schooling at all levels including Bearsden Primary and Bearsden Academy and for those wishing private schooling, the junior school campuses of the High School of Glasgow and The Glasgow Academy can be found on Ledcameroch Road Bearsden and Mugdock Road Milngavie, respectively. There are a number of local sports clubs, parks, golf clubs and Bearsden Station can be found just across Drymen Road and offers a frequent service to Glasgow and Edinburgh.

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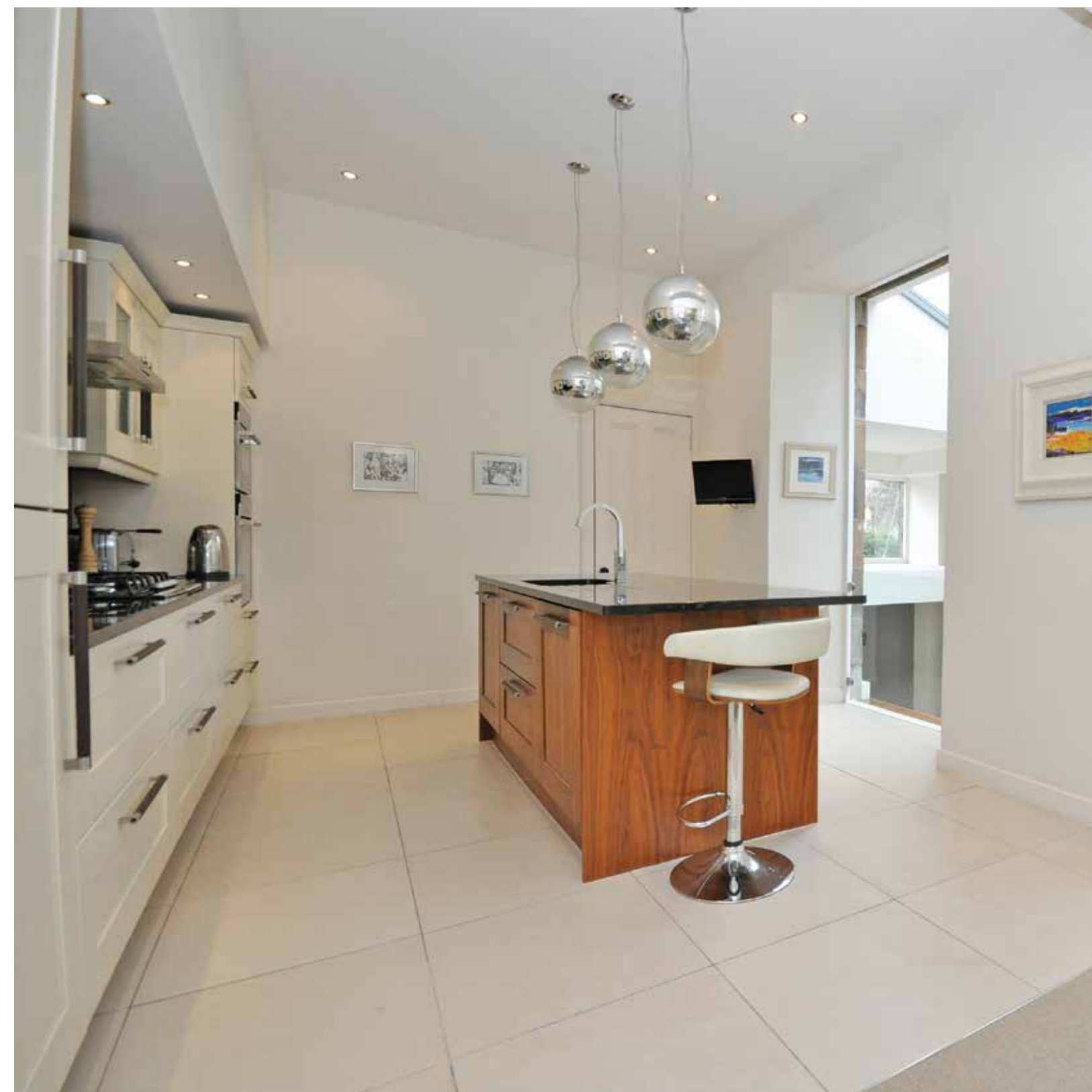






Nestled at the end of this almost traffic free avenue, the home is set amidst professionally landscaped gardens which have been designed with a slight leaning towards ease of maintenance. A level, lawned front garden is complimented by a periphery of flowers and shrubs and a lengthy gravel driveway leads through twin vehicle gates, providing off street parking for several vehicles alongside a border of magnolia trees. The thoughtfully designed rear garden begins with a sizeable paved patio adjacent to two sets of sliding doors to the rear of the home. There is a further seating area next to a colourful canape of cherry blossoms and a gravel path leads by the side of the expansive lawn, to a children's, barked play area. The gardens afford high levels of screening bordered by mature trees and hedgerows.

The uncompromising specification is immediately evident on entering the entrance hall where you are met by fresh and neutral décor and your eyes are immediately drawn to the broad staircase with beautifully detailed, corkscrew spindles. The main lounge includes ornate corncicing, a ceiling rose and further features include a limestone and cast iron fireplace with open fire, a combination of modern recessed and pendant lighting, deep bay window and contemporary, column vertical radiators. The hub of the home is undoubtedly the dining kitchen (formerly two rooms) and is formed around a central island and offers two tone units, granite surfaces, integrated Siemens appliances, provision for a dining table and chairs and the rear wall has been opened with a glass screen balcony that overlooks the rear extension. There is a utility/ store and as you enter the impressive rear extension by way of an American black walnut staircase next to an exposed sandstone wall this twin room extension is flooded in natural light through an array of six large skylight windows. This stylish sitting room has large, glass sliding doors along two sides as well as additional feature windows and off the sitting room, is a rather useful family snug. From the sitting room, are two sizeable sub-floor storage facilities beneath the kitchen and a further door leads to the driveway and garden. A beautifully tiled WC completes the ground floor and stairs lead to the upper landing off which, are three well sized bedrooms, the master with fitted wardrobes and adjoining en-suite featuring porcelain tiles and large shower enclosure with mains rainwater shower. The family bathroom includes a separate shower enclosure with mains shower and the WC, en-suite and bathroom feature contemporary Duravit sanitaryware and heated towel radiator. A sizeable attic space continues above the footprint of the home and offers the potential for further development, subject to relevant planning consents and the home is heating by way of a gas fired central heating system with Worcester Bosch boiler as well as underfloor heating to the entrance hall, kitchen/ dining area, rear extension, bathroom and en-suite.

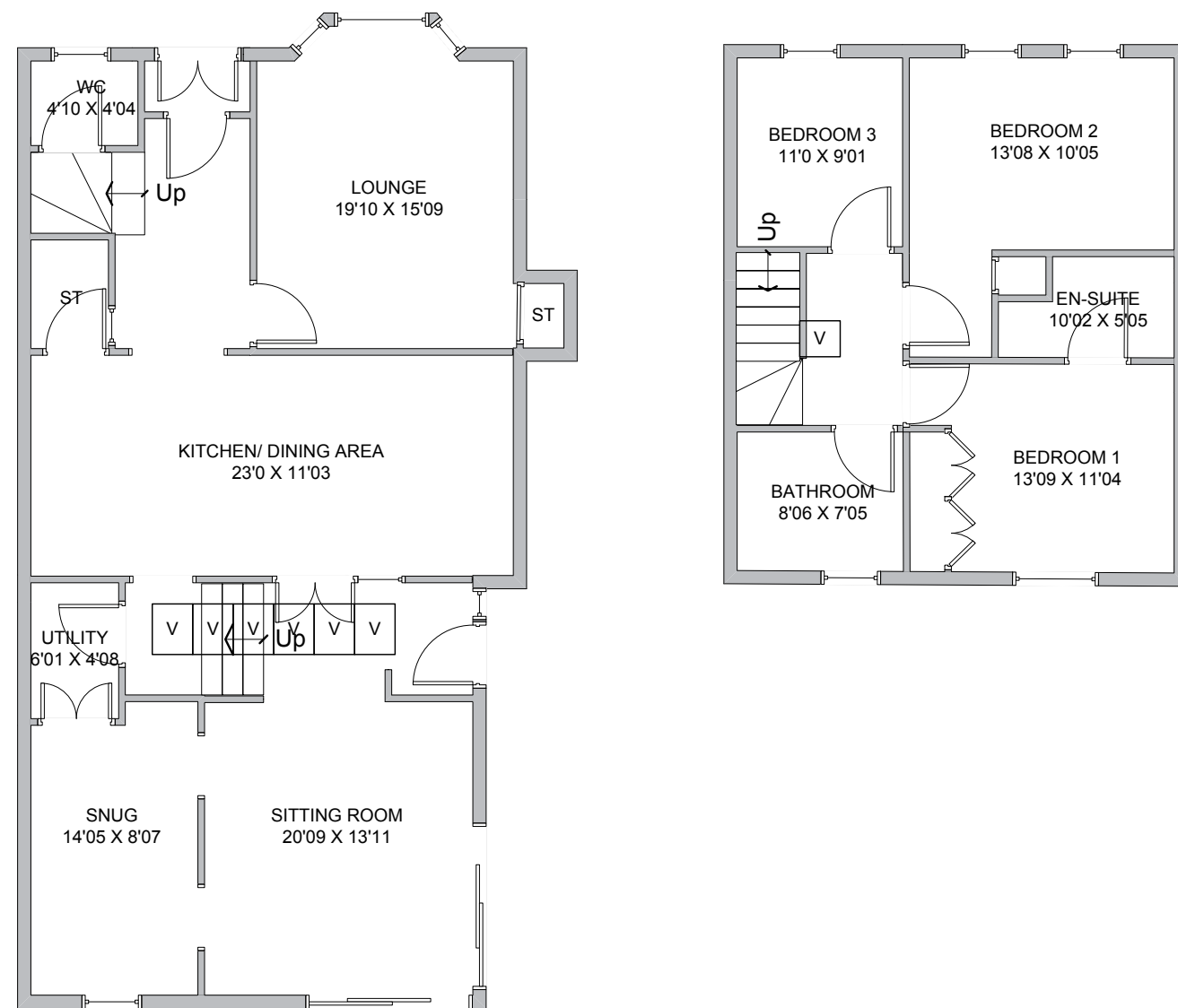








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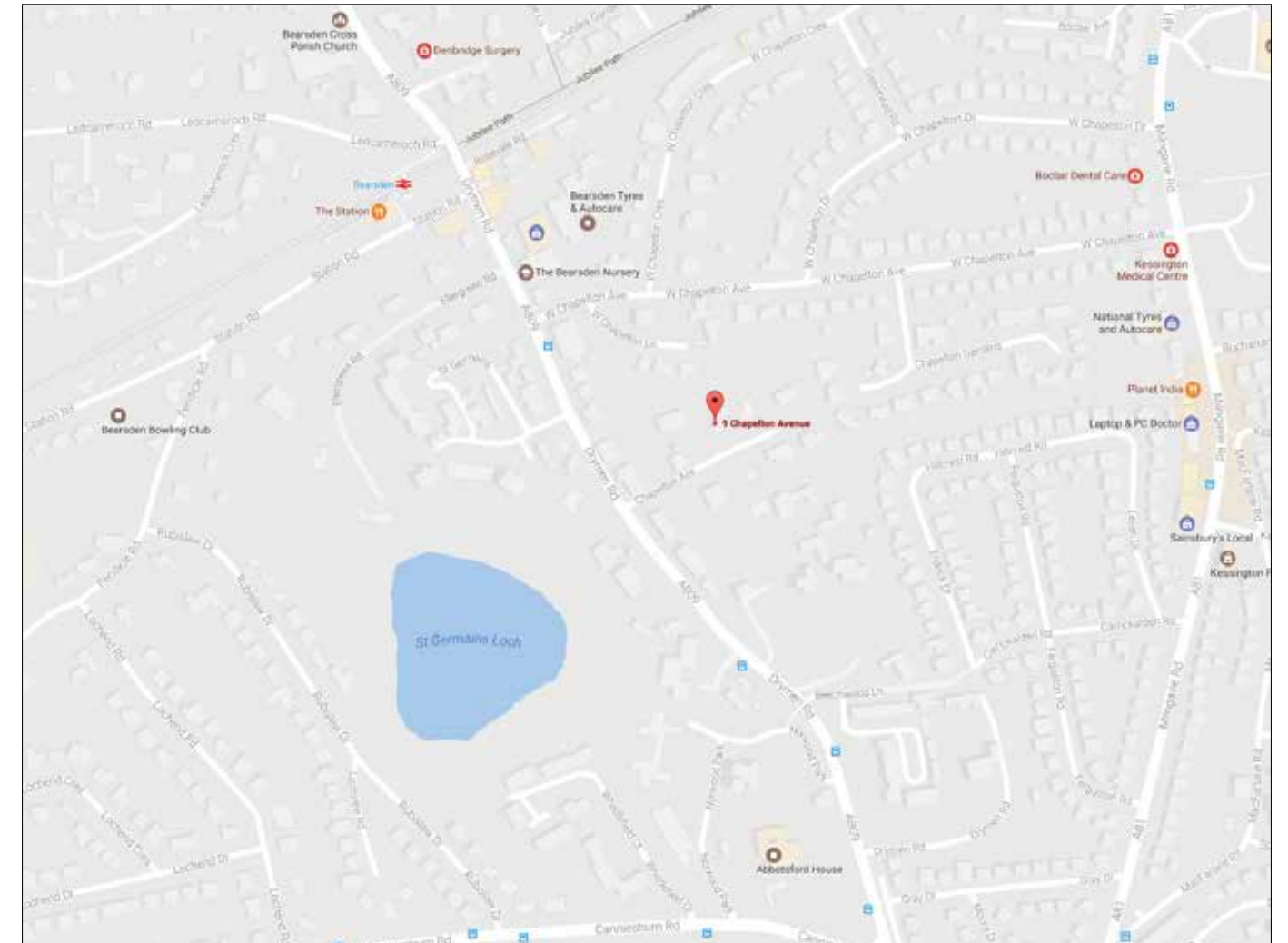
VIEWING ARRANGEMENTS

By appointment please through Clyde Property Bearsden T. 0141 570 0777 or E. bearsden@clydeproperty.co.uk

PROPERTY REFERENCE BH7960 EER RATING Band D



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LOCATION

From Clyde's office on Drymen Road Bearsden, the property can be easily reached on foot or by car by proceeding south along Drymen Road and Chapelton Avenue is then the second turning on the left. Number 9 lies towards the end of the Avenue on your left hand side.

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.



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