



20 FORREST DRIVE

Bearsden, East Dunbartonshire, G61 4SJ


McEwan Fraser Legal
Solicitors & Estate Agents



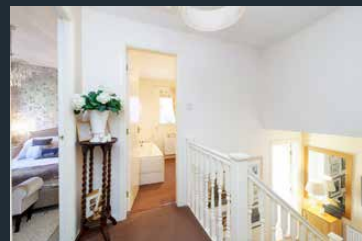
BEARSDEN

East Dunbartonshire, G61 4SJ

North Baljaffray is on the north-westerly fringe of Bearsden and is a high-quality, modern development that falls within the catchment for the nearby Baljaffray Primary School and for the excellent facilities of Bearsden Academy at Courthill.

There is a small local shopping precinct at Baljaffray that will service most day-to-day requirements, with more major facilities to be found both at Bearsden Cross and Milngavie Village Centre, roughly equidistant.

For those commuting, there are railway stations at Bearsden or Milngavie, where four trains an hour link into Glasgow's West End and City Centre, including a service terminating at Edinburgh, Waverley.



20 FORREST DRIVE

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20 Forrest Drive is beautifully located, constructed by Ambion Homes around 1996, and is a fun and functional place in which to live life to the full with friends and family.

This is a very adaptable, four-bedroom, detached villa, quietly positioned in an elevated position within a small and peaceful cul-de-sac, forming part of the Silverknowes Gate development in the North Baljaffray district of Bearsden. This family home still offers the very real possibility of adding a conservatory to the rear or converting the garage (subject to obtaining the necessary planning consents).

The property requires a level of upgrading but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to update and re-design the house to their own taste and style. Once completed, the property will offer well-proportioned room sizes with an abundance of family living space, in a stunning location. An opportunity not to be missed.

In more detail, the accommodation consists of a porch opening into a welcoming hallway with a storage cupboard. Immediately impressive formal and bright lounge, which has a range of furniture configurations, with a feature bay window to the front aspect, flooding the room with natural light. The fireplace is the other key feature of this room.

LOUNGE & HALL





Stairs rise from this level to the upper ground floor. The kitchen/ diner includes a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor fan, fridge and freezer. There is space for a dishwasher and a small table and chairs for smaller social gatherings. Access can be gained from here into the utility room, which is plumbed for a washing machine and tumble dryer. A door opens to the side aspect.

The separate dining room has ample space for a table and chairs for more formal dining with friends and family. Patio doors open from here directly onto the patio in the private rear garden.

A bright and airy study would be the perfect retreat for those requiring live/work arrangements.

A handy cloakroom/WC completes the accommodation on this level.



KITCHEN / DINING ROOM / STUDY & HALL





Continuing upwards onto the first floor, there are two, well-proportioned bedrooms. The master benefiting from an en-suite shower room and fitted mirrored wardrobes. Both of the rooms have ample space for additional freestanding furniture if required.

A VERY
ADAPTABLE,
FOUR-BEDROOM,
DETACHED VILLA

MASTER BEDROOM / EN-SUITE / BEDROOM 4



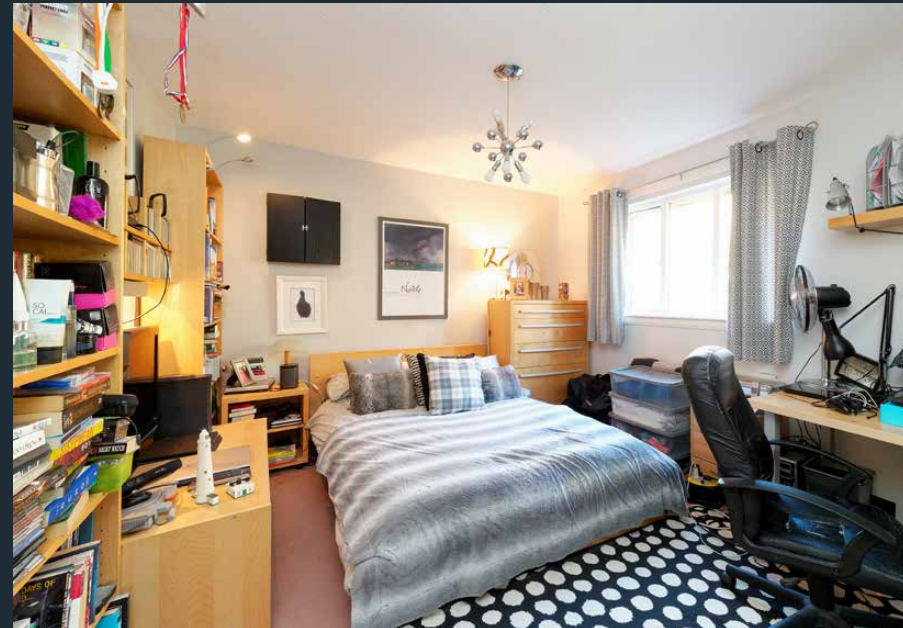


A FUN AND FUNCTIONAL PLACE IN WHICH TO LIVE LIFE TO THE FULL



There are two, further double bedrooms on the second floor with storage facilities. Both rooms have sole usage of the four-piece family bathroom suite. Access to the loft can be gained from this level.

The specifications of this family home also include (timber casement) double glazing and gas central heating to radiators for additional peace of mind and comfort.



BEDROOM 2 & 3 / BATHROOM





GARDEN



There are well-tended and private gardens to the rear, which have been designed with entertaining in mind, the upper patio is a great spot to spend a lazy summer's day.

To the front of the property, there is a driveway providing off-road parking for two vehicles and access to a single, integral garage. The garage offers huge potential to convert into additional living accommodation (STPP). Neighbouring properties have carried out similar conversions.





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Approximate Dimensions (Taken from the widest point)

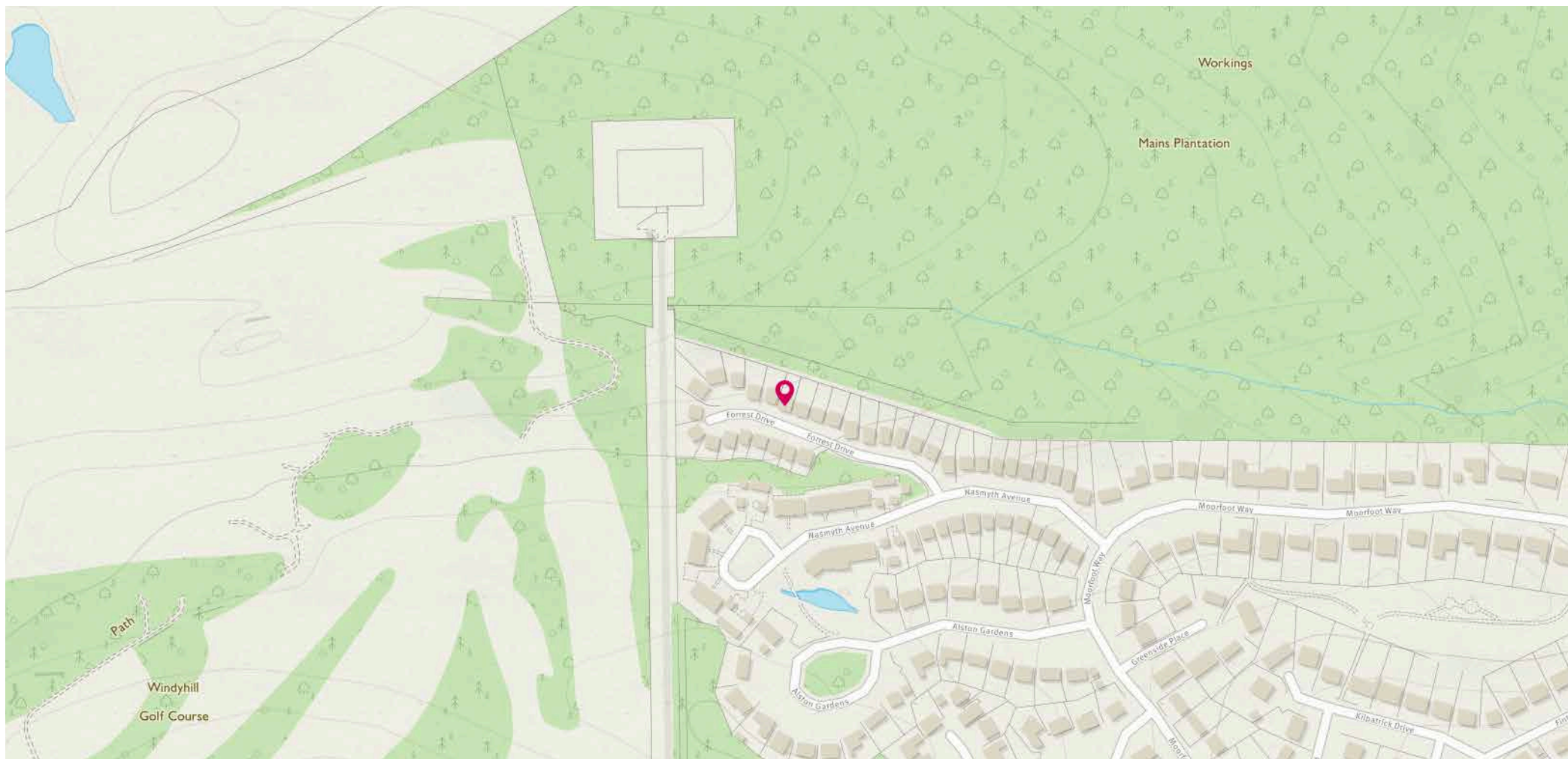
| | |
|--------------------|-------------------------------|
| Ground Floor | |
| Lounge | 4.50m (14'9") x 3.80m (12'6") |
| Upper Ground Floor | |
| Kitchen/Diner | 4.00m (13'1") x 2.60m (8'6") |
| Utility | 2.60m (8'6") x 1.60m (5'3") |
| Dining Room | 3.80m (12'6") x 3.50m (11'6") |
| Study | 2.50m (8'2") x 2.30m (7'7") |
| WC | 1.50m (4'11") x 1.40m (4'7") |
| Garage | 4.50m (14'9") x 3.10m (10'2") |

| | |
|----------------|--------------------------------|
| First Floor | |
| Master Bedroom | 3.90m (12'10") x 3.80m (12'6") |
| En-suite | 1.90m (6'3") x 1.80m (5'11") |
| Bedroom 4 | 3.10m (10'2") x 2.50m (8'2") |

| | |
|--------------|-------------------------------|
| Second Floor | |
| Bedroom 2 | 3.80m (12'6") x 3.50m (11'6") |
| Bedroom 3 | 3.90m (12'10") x 2.90m (9'6") |
| Bathroom | 2.50m (8'2") x 2.50m (8'2") |

Gross internal floor area (m²): 139m² | EPC Rating: C





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