

# 127 Rannoch Drive

BEARSDEN, GLASGOW, G61 2BQ



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Immaculate three-bed semi, beautifully set in a  
highly sought after location - Bearsden*





We are delighted to bring to the market this absolutely immaculate three-bed Semi, set in a popular family-friendly street within a first-class family location. This delightful and charming property makes a perfect place to come home to and it's presented in absolute walk-in condition.

# THE LOUNGE



The lovely upgraded accommodation comprises a bright and spacious lounge, which given its shape would suit a range of furniture configurations. A feature fireplace is the main focal point of this relaxing and comfortable room.



# THE KITCHEN/DINER



The kitchen is well appointed and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an electric oven and hob, and integrated washing machine. There's ample space for a freestanding fridge freezer and dining table. It's evident this is a well-equipped space for any chef to serve up a marvellous meal. The glass door helps to flood the room with natural light and leads out perfectly to a decked patio and a secure rear garden area.







The beautifully presented family shower room is a touch of luxury. Bright and fresh with a stylish vertical radiator, finished in a white suite with a mains fed shower within a quadrant shower enclosure. The mains shower is fed by the combi boiler, thereby ensuring a steady and instant supply of hot water for refreshing showers.

There are three good sized bedrooms in this lovely home, all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place. The attic space is a real opportunity to develop more space, it's currently utilised as a craft room and storage area but could easily (subject to planning approval) become a fabulous bedroom and ensuite.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The home is kept warm, comfortable and secure via gas central heating and double glazing. The low maintenance garden areas are extremely well kept, with the rear garden space being both secure and child-friendly. On sunnier days the cool and contemporary deck & patio offer a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. The garage offers excellent storage space or for someone who enjoys a hobby it's the perfect place to tinker. Parking is via the large mono- blocked driveway to the front aspect. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

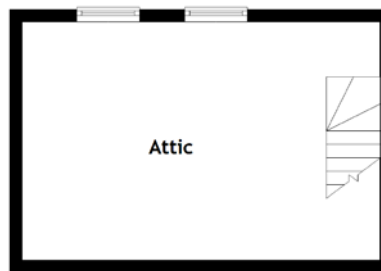
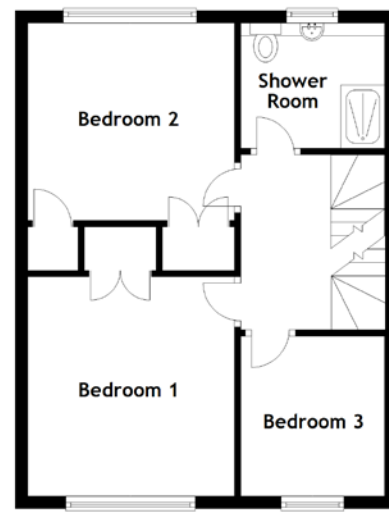
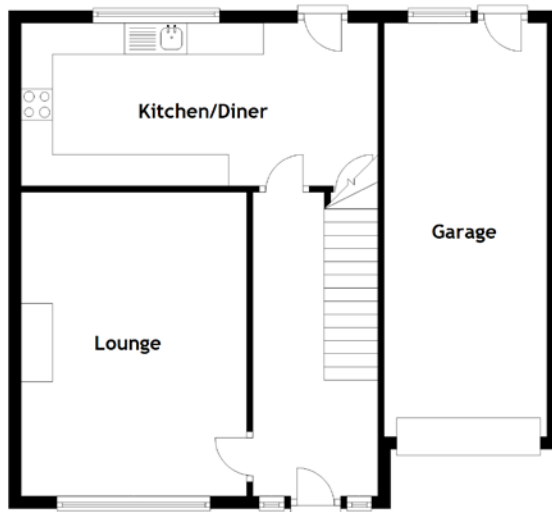
Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal, set in a great location.

# THE GARDENS





# FLOOR PLAN, DIMENSIONS & MAP



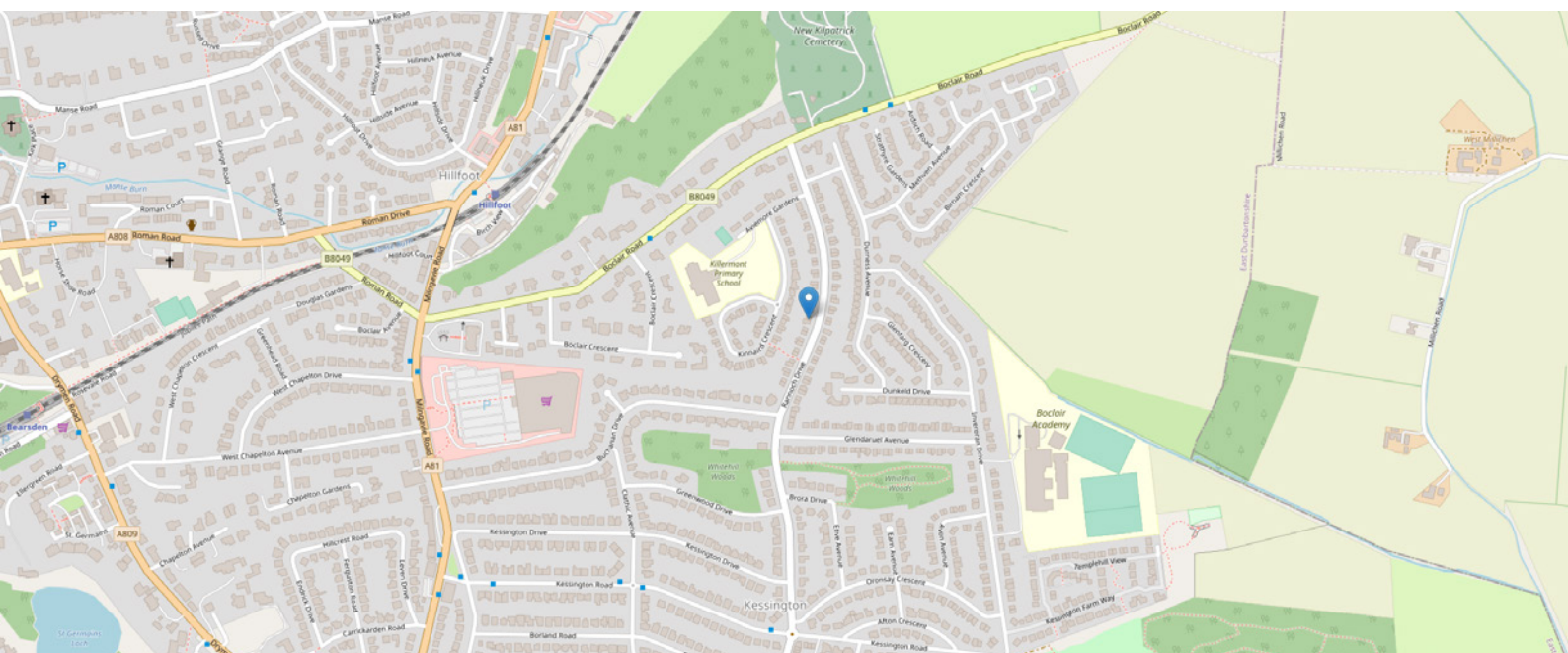
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.85m (15'11") x 3.60m (11'10")
Kitchen/Diner	5.70m (18'8") x 2.60m (8'6")
Shower Room	2.35m (7'9") x 2.00m (6'7")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.15m (10'4")

Bedroom 3	2.55m (8'5") x 2.35m (7'9")
Attic	5.80m (19') x 3.80m (12'6")
Garage	6.60m (21'8") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £3700.00





# THE LOCATION

Set within the desirable location of Bearsden and just twenty minutes from Glasgow's city centre, 127 Rannoch Drive will appeal to home buyers who are eager to enjoy life in a peaceful suburb, while being within easy reach of all that Bearsden and the surrounding area has to offer.







The nearby, cosmopolitan West End of Glasgow offers an extensive range of shopping, culture and leisure facilities to fulfil all your needs and is highly accessible by either road or rail. This family home is within a 15-minute stroll of Bearsden Cross and within easy reach of two mainline railway stations and major road networks.

At Bearsden Cross, you'll find a more traditional shopping experience with speciality shops and a variety of good quality restaurants. Kelvin Crescent also falls within the catchment area for some of Scotland's best schools; ensuring first class education is close at hand. Just ten minutes away, you'll find yourself in the countryside and surrounded by picturesque scenery at the gateway to the West Highland Way, with plenty of walking and exploring opportunities. There are excellent sports facilities within easy reach including the exclusive Bearsden and Douglas Park golf clubs.



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