



9 CANNIESBURN DRIVE BEARSDEN G61 1RX



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A luxuriously appointed detached residence extending to 3744 sq. ft, built by Cala Homes within the much heralded "Atria" development". This is the largest of the villas (The Kelvin) built within this 18 home flagship development, occupying arguably the finest plot set back from the road, with a stunning and sizeable south facing rear garden. The property is designed around the three guiding principles of air, light and space. The clean, modern lines and clever use of glass and quality materials, creates spacious rooms with flowing natural light. This outstanding family home seamlessly incorporates luxurious finishes and state of the art technology.

Decorated by professional interior designers, the property exudes a variety of rich textures, neutrals and bold accentuating colours, perfectly illustrating the versatility of this bright and airy home. The sanitary ware is provided from the "Laufen" range and complemented by "Hansgrohe" taps, showers and fittings. "Alno" European designer fitted kitchen is installed, equipped with "Siemens" appliances. The present vendors have fitted high quality flooring throughout the house, including ceramic floor tiling, wool carpets and solid oak flooring.

An excellent variety of rooms means the property is eminently flexible and can be adapted to changing family needs. The ground floor accommodation comprises vestibule, reception hallway, cloakroom, the open plan living area stretches to over 26 ft from the front to the rear of the home with a number of windows capitalising on natural light, this area opens out into a spacious dining room which overlooks the rear garden. An eye catching designer fitted kitchen has been individually designed to maximise workspace and storage, without sacrificing on style. The kitchen features a large centre island and is well equipped with appliances including stainless steel electric steam oven, stainless steel electric multifunction oven, stainless steel combination microwave, stainless steel coffee maker, 5 burner hob, integrated warming drawer, integrated dishwasher and fridge/freezer. There is an open plan breakfast room adjacent to the fitted kitchen which overlooks the front of the property. A utility is set to the rear of the ground floor of the house, together with a door leading to the rear garden.

The first floor features a galleried landing with full height glazing providing an abundance of natural light, together with a master bedroom which features a dressing area with his n' hers robes, together with an en suite bathroom incorporating 3 piece suite with separate walk-in double shower cubical. Two further double size bedrooms and a family bathroom can be found on the first floor level.

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The 2nd floor features a mirrored image of the 1st floor galleried landing, which leads off to the 4th and 5th bedrooms which benefit from a Jack n' Jill en suite shower room. An additional 6th bedroom can be found on the 2nd floor which features a walk-in balcony with stainless steel handrails & balustrade with laminated glass panels. A timber deck floor completes the balcony. This generous size bedroom may prove most beneficial to be used as a media room, which is its current purpose.

A self-contained one bedroom apartment is located above the triple detached garage, providing excellent space for guests, teenagers and grandparents. The apartment comprises reception hallway, living room, fitted kitchen with integrated appliances, double size bedroom with fitted wardrobe and shower room.

The triple garage features lockable vertical timber lines electrically operated "up and over" doors. Power and lighting has been installed. A high performance gas fired, condensing boiler powers the efficient underfloor heating system. The visible advantage of underfloor heating is the absence of radiators, allowing the flexibility to furnish the property wherever one chooses.

The property features a comfort air conditioning system, which controls the removal of stale air from the home and the supply of clean filtered air into the home.

A state of the art video security alarm system is currently in operation, connected to a 24 hour manned station. Mains operated external security lighting is positioned throughout the grounds of the house.

An integrated sound system has been installed in the house. This enables music to be played throughout the house from one location through discreet speakers located in the ceiling.

The property occupies arguably the finest plot within the Atria development, with a splendid size south facing rear garden. The garden is mainly laid to lawn with an array of shrubs, plant and trees having been planted. A timber deck is located at the rear of the house with a childrens' soft play area.

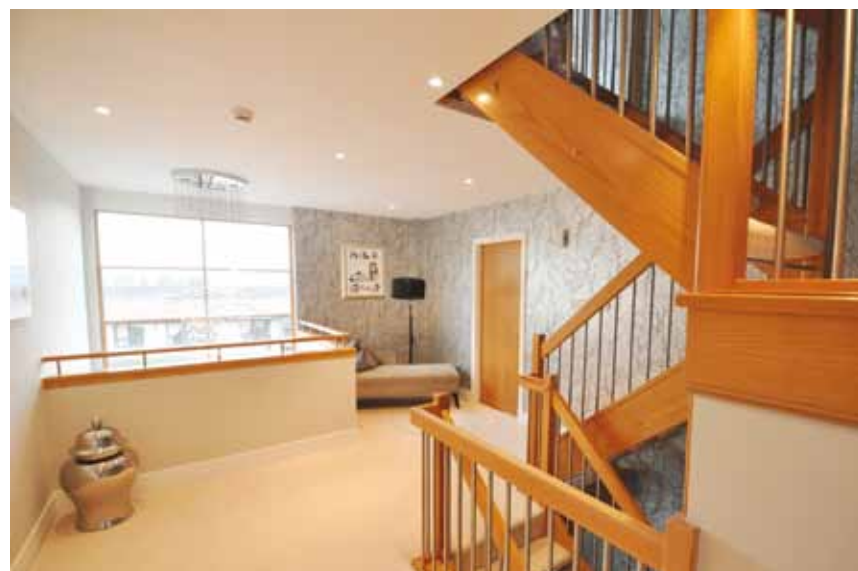
Located in a central pocket of Bearsden, Canniesburn Drive is perfect for those looking to enjoy a taste of the country with all the convenience of city living. It is close to the wealth of amenities in Bearsden itself, Glasgow's bustling west end and city centre are close at hand. The Atria development is factored by messrs "Hacking & Patterson.



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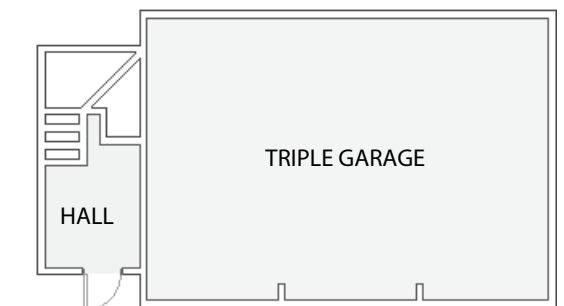
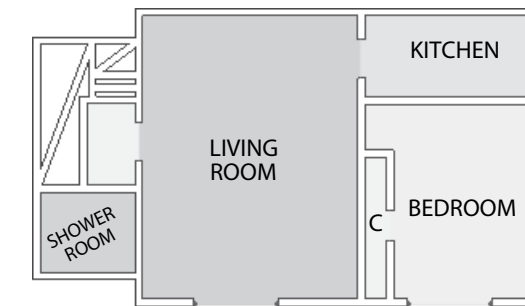
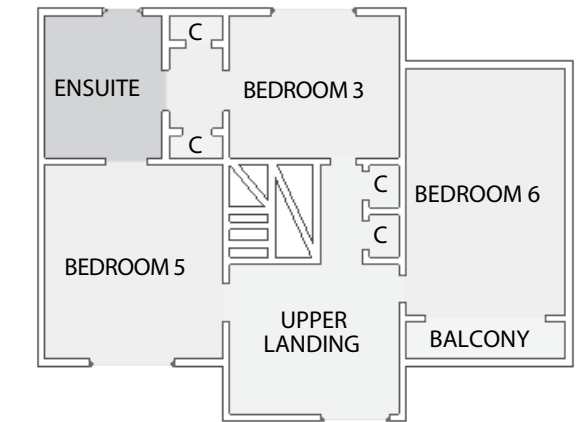
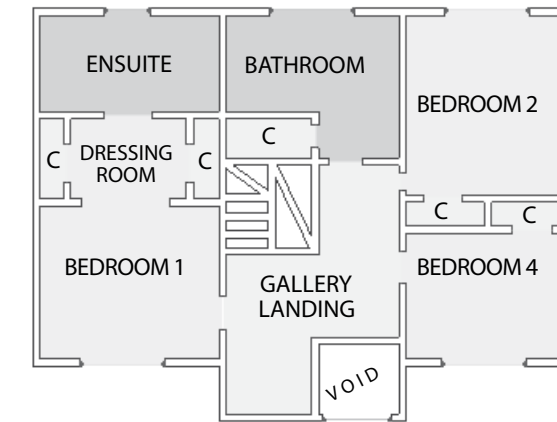
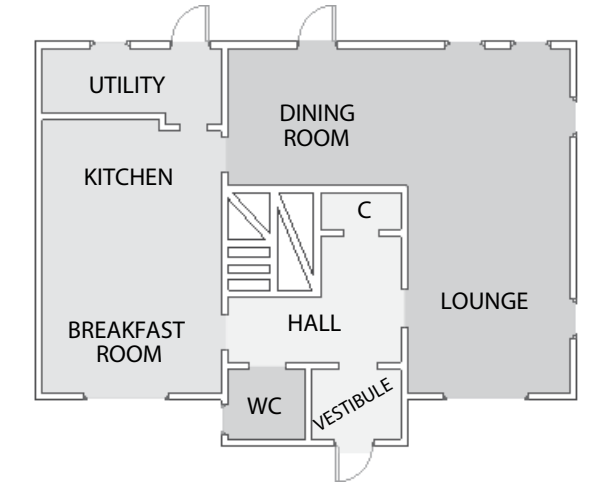


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VESTIBULE	
RECEPTION	
HALLWAY	
CLOAKROOM	
LOUNGE	8.02m x 3.78m
DINING ROOM	3.94m x 3.21m
KITCHEN /BREAKFAST RM	6.33m x 3.78m
UTILITY ROOM	
BEDROOM 1	3.80m x 3.78m
DRESSING AREA	3.78m x 1.81m
EN SUITE	
BEDROOM 2	4.32m x 3.78m
BEDROOM 3	3.50m x 3.21m
DRESSING AREA	3.21m x 1.82m
JACK N' JILL EN SUITE	
BEDROOM 4	3.78m x 2.91m
BEDROOM 5	4.71m x 3.78m
MEDIA ROOM /BEDRM 6	5.62m x 3.78m
FAMILY	
BATHROOM	





INCLUSIONS:

The inclusions are subject to negotiation.

COUNCIL TAX BAND:

The property is assessed for Council Tax under Band H for which the current annual payment for year 2011/2012 is £3,070.84 including water and sewerage.

SCHOOL CATCHMENT:

The property lies within the catchment area of Westerton Primary School, St. Andrews Primary School and Boclair Academy.

RECREATION:

Bearsden is very well served for the sporting enthusiast with a selection of facilities available on ones' doorstep including Golf Club's, Bowling Club's, Esporta leisure Club and Rugby Club.

COMMUTING:

Bearsden train station provides a twice hourly service to and from Glasgow Queen Street. There are regular bus services from Bearden cross leading to Glasgow city centre.



TRAVEL DIRECTIONS

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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.

TOWN & COUNTRY

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HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm