



Exceptional Victorian house with flat and cottage

Caerleon, 4 Ledcameroch Crescent, Bearsden

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Ground floor • Sitting room • Dining room • Study • Kitchen with utility room and pantry • Cloakroom • First floor • Drawing room
Two bedrooms including the master suite • WC • Second floor
Billiard room • Four bedrooms • Kitchen • Bathroom • Granny flat
Sitting room • Bedroom • Wet room • WC • The cottage • Sitting/
dining room • Kitchen • Three bedrooms • Bathroom • Garage

Situation

Ledcameroch Crescent is widely regarded as one of the premier addresses within Bearsden and is nestled just off Ledcameroch Road right in the heart of the affluent Glasgow suburb. There are numerous local facilities within close proximity including shops, restaurants, coffee shops, dentists, doctors, library and post office. Bearsden is well served by local transport facilities with a regular service from Bearsden train station to Glasgow city centre and excellent commuting links to the West End, city centre, Glasgow Airport and beyond. Bearsden and Milngavie also offer a wide range of recreational facilities including the Allander Sports Complex, DW Fitness and Nuffield Fitness. There are many respected schools in the district, The High School of Glasgow junior school is just a few minutes walk away, while Glasgow Academy, Kelvinside Academy and The High School of Glasgow all on the north side of the city. Sporting and recreational opportunities abound, with a number of local golf courses, bowling and tennis clubs and the West of Scotland rugby club in the area. Mugdock Country Park and the attractions of Loch Lomond are also within easy reach.

Description

Caerleon is a beautiful red sandstone villa built in 1877 with hint of Tudor styling. Over the years the current owners have renovated and upgraded the property to be a superb family home. The house sits in an elevated position surrounded by lush green lawns, mature gardens and trees. Approached by a winding driveway from Ledcameroch Crescent the house has a generous area for parking either in front of the property or in the gated courtyard which gives access to the garage and a drying green.

The principal and secondary accommodation is extensive and extends to approximately 6335 sq ft over three floors with well decorated and spacious rooms throughout. Caerleon boasts a granny flat and a separate cottage both connected to the main house but with their own separate entrances. The accommodation begins with a newly constructed entrance vestibule and then bright and spacious reception hall with the main staircase leading to the first floor landing; the reception hall and mid landing both feature large windows allowing light to enter from both sides of the property.





Off the reception hall the ground floor accommodation comprises sitting room, dining room with beautiful features including bay window and fireplace, study, a well-appointed kitchen complete with butler's pantry, utility room and a cloakroom with WC. The granny flat is accessed internally from the study and comprises sitting room, bedroom, WC and wet room and has an independent external entrance. The cottage is accessed internally via the utility room and comprises entrance porch, open plan sitting and dining area with woodburning fire, three bedrooms and bathroom and has an independent external entrance.

Upstairs, the first floor has a superb formal drawing room with many impressive features including fine fireplace, cornicing, ceiling rose and large bay window overlooking the gardens. The master suite has a spacious dressing room and en suite bathroom, A further large bedroom and bathroom complete the first floor accommodation.

The second floor is home to a further four bedrooms one of which is currently being used as a gym; a convenient kitchen; family bathroom and the fantastic billiard room currently occupied by a full size snooker table. Caerleon is a substantial property and offers various possibilities with versatile living accommodation throughout. The gardens are excellent and consist of mainly mature trees, shrubs and bushes with a portion attributed to lawn,

driveway/parking and gated courtyard with garage.

Services

Local Authority

East Dunbartonshire council

EPC Rating

E

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 0141 222 5875



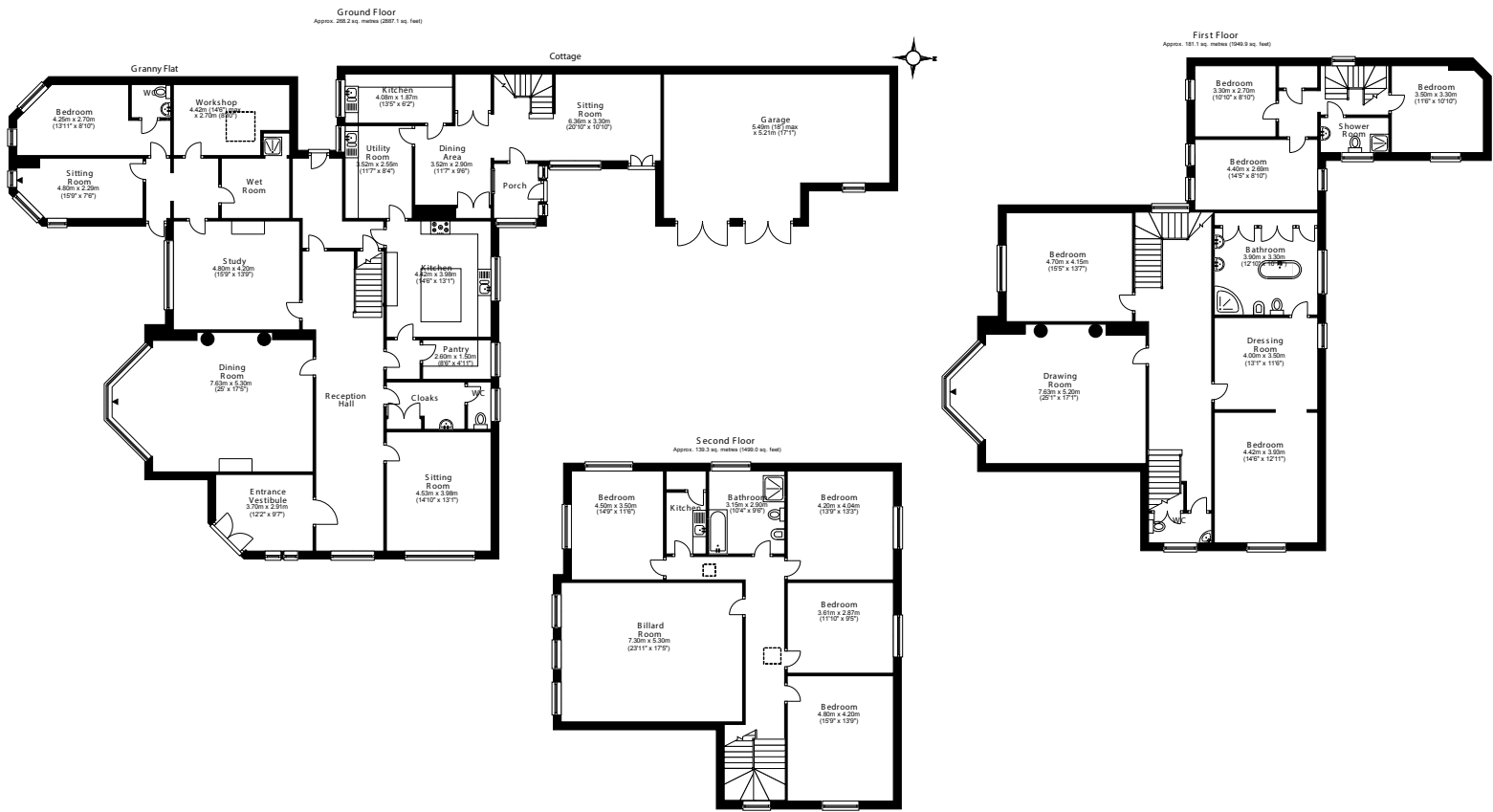
4 Ledcameroch Crescent, Bearsden
Total area: approx. 588.6 sq. metres (6335.9 sq. feet)



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