

ROMAN COURT

17 BOCLAIR ROAD • BEARSDEN • GLASGOW • G61 2AF



AN EXQUISITE ARTS AND CRAFTS HOME, BRIMMING WITH CHARACTER

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RECEPTION HALL
DRAWING ROOM
SITTING ROOM
CONSERVATORY
DINING ROOM
KITCHEN
UTILITY
2 X WC
MASTER BEDROOM SUITE
4 FURTHER BEDROOMS
FAMILY BATHROOM & SEPARATE WC
GREENHOUSE
WORKSHOP
GARAGE

Glasgow city centre 6 miles
Glasgow Airport 9 miles



SITUATION

Boclair Road is a popular and exclusive location in Bearsden with numerous local facilities in close proximity including Boclair House hotel and branches of Waitrose, Asda and Dobbies garden centre. The property's location is almost equidistant to bustling Bearsden Cross and Milngavie town centre where you will find a number of excellent restaurants, coffee shops, dentists, doctors, libraries and post offices.

Bearsden is well served by local transport facilities with a regular service from Bearsden and nearby Hillfoot train stations to Glasgow city centre with 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 and Nuffield sports and racquet club.

There are many respected private schools in the district, with 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

Roman Court is one of the finest C listed Arts and Crafts homes in East Dunbartonshire and was built circa 1912 by architect Alan McNaughton.

This two storey, five bedroom villa has a multitude of original features including fireplaces, coving, waxed wood banister, exposed roof beams and panelling throughout. It is however worth highlighting the efforts of the current owners to not simply inhabit and enjoy this historic property, but to add elements of quality and comfort as well. The contemporary kitchen and bathrooms along with the exceptionally fine open fireplaces in the hallway, family room and dining room are examples of this.

The accommodation flows very well with a lovely sense of arrival through the central arch to the front door leading to a wonderful reception hall with a prominent wooden staircase in full view. The drawing room, sitting room, dining room and kitchen are accessed from the hallway along with the staircase leading to the upper floor.



The breakfasting kitchen has a stylish blend of polished granite worktops and oak cabinet façades. A range cooker and plentiful wall and floor mounted storage cupboards complete this fabulously well equipped kitchen. On a functional level, off the kitchen is a spacious utility room, a WC and a servants' staircase leading to the first floor.

The first floor sees five double bedrooms flow neatly from a central landing. The master bedroom also benefits from a well appointed en suite and built in storage. The spacious family bathroom has a wonderful bath and separate shower cubicle with traditional free standing washbasin and separate WC.

Roman Court truly is a home for all. Spacious yet comfortable reception rooms and a subtle yet unquestionable grandeur to the property. It has been finished with an appreciative attention to detail by the current owners, all of which makes Roman Court one of the finest examples of a family home to have come to the local market in recent years.

OUTBUILDINGS

The property further benefits from a separate double garage, greenhouse and outbuildings currently being used for workshop purposes.

GARDENS

The expertly planted gardens are a credit to the current owners. The entrance gate and sweeping driveway leads to the entrance porch and ample space for parking including a carport. There is a large terrace to the rear which takes full advantage of the dual aspect gardens. The lawns are surrounded by borders which are full of colour throughout the spring and summer with an abundance of mature shrubs, camellias, azaleas and rhododendrons. The gardens are flat and mainly lawned, surrounded by a variety of trees.

GENERAL REMARKS

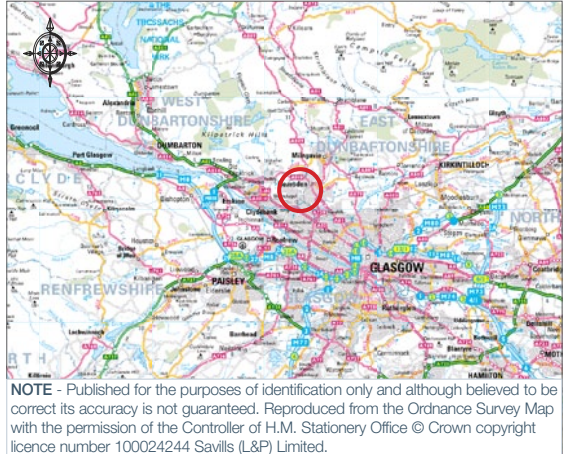
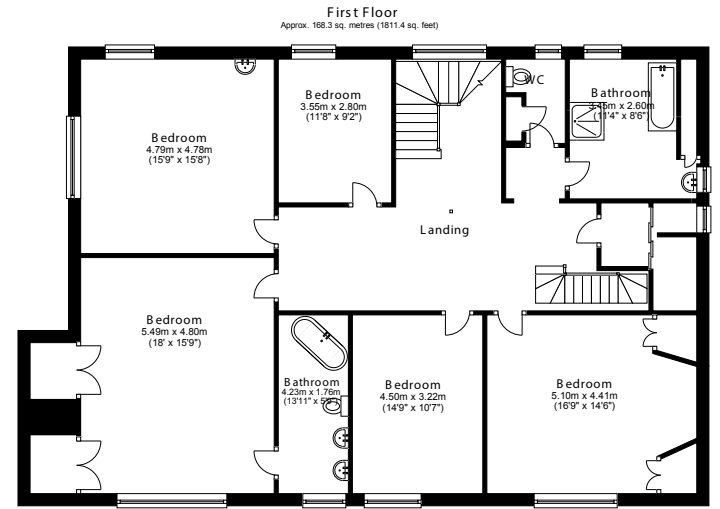
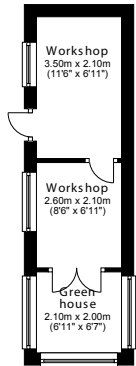
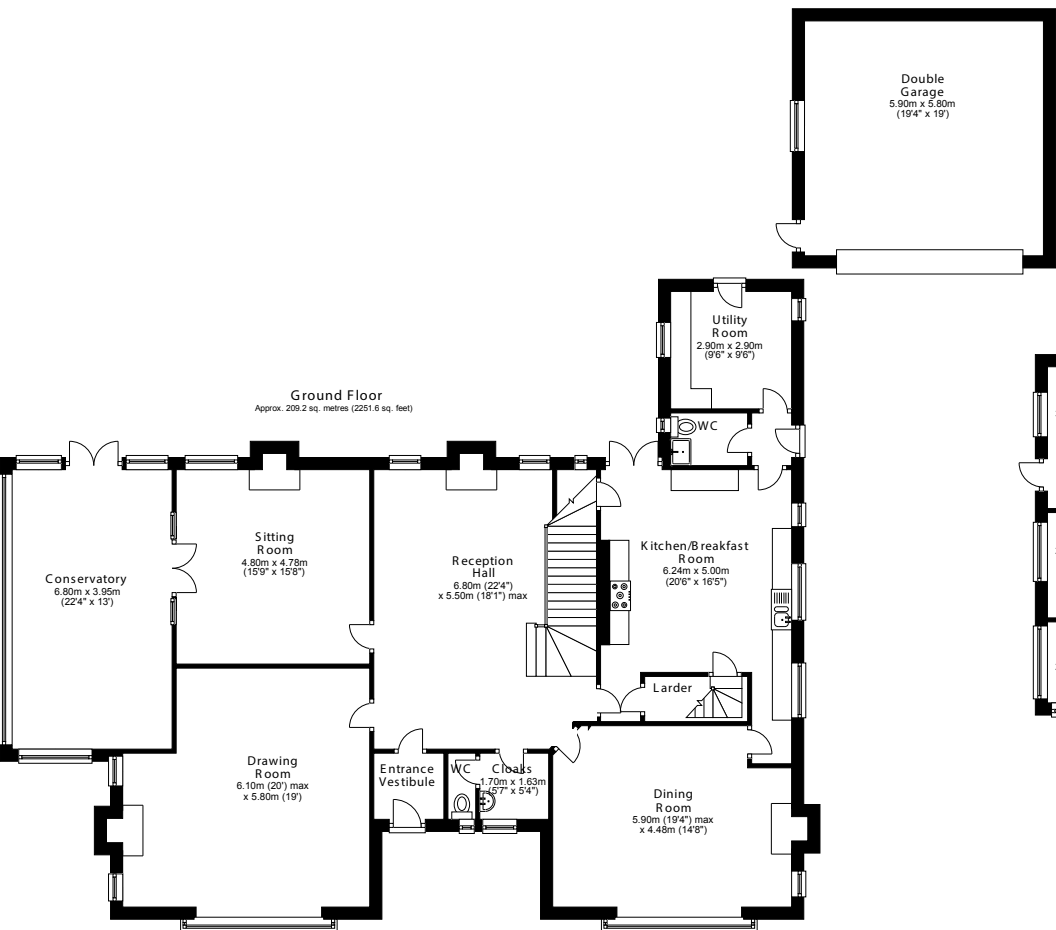
SERVICES Mains electricity, water, drainage and gas.. There is an outside water supply for garden use.

LOCAL AUTHORITY East Dunbartonshire

EPC Band F

FLOOR PLANS

Gross internal area: 377.5 sq. metres (4063.1 sq. feet)
Excluding garage and outbuildings
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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

Purchase price Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

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