



CARRICK ARDEN

22 DRYMEN ROAD · BEARSDEN · GLASGOW · G61 2RD



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Glasgow city centre: 5.2 miles

Glasgow Airport: 9 miles

Outstanding B listed victorian mansion house in desirable Bearsden

Reception hall · Drawing room · Dining room · Study

Kitchen · Laundry room · Store room · Games room

Ground floor bedroom · Master bedroom suite · Family bathroom

Shower room · 5 further bedrooms (1 en suite)

Greenhouse · Wood store · Workshop · Gardens

Approx 1.9 acres



SITUATION

Carrick Arden is located at the end of a long driveway and occupies a secluded and private plot in the heart of sought after Bearsden. There are numerous local facilities within close proximity including Marks & Spencer Simply Food and a number of excellent 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, LA Fitness and Nuffield Health.

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

Carrick Arden is a beautiful Victorian mansion house that has been renovated and upgraded to the highest standards. The main house sits in an enviable elevated position surrounded by lush green lawns, mature gardens and trees.

Approached by a tree lined driveway and accessed by secure twin wrought iron gates, the drive meanders up to the main house that has a double garage adjacent and ample parking for multiple vehicles.

The principal accommodation is extensive and extends to approximately 5805 sq ft over two floors with tastefully decorated and spacious rooms throughout. Carrick Arden is brimming with period features including intricate cornicing, fireplaces, exquisite painted ceilings and ceiling roses.

The accommodation begins with a grand reception hall with wood burner and main staircase to the upper landing with feature stained glass window. Off the reception hall the formal drawing room features elaborate plasterwork, a painted ceiling, feature fireplace and a large window looking onto the garden and greenhouse. The dining room has a large bay window letting in plenty of natural light and has the greenhouse off, and there is a study also with bay window.

The downstairs bedroom, games room and workshop are all accessed from the kitchen which has been recently reconfigured and fitted with high spec appliances, contemporary units, worktops and a wood burning stove. Via the rear porch, the substantial games room is an ideal space for entertaining or converting to a home gym or granny studio flat.

Upstairs on the half landing there is access to three bedrooms along with a WC and shower room.

The main landing has a further three bedrooms, two of which have en suite shower rooms and bathrooms and have been stylishly decorated and finished. The spacious family bathroom completes the accommodation.

Further benefits include planning consents already in place for the construction of a separate building within the grounds; gas central heating and an extremely versatile layout.

LOCAL AUTHORITY

East Dunbartonshire Council

EPC RATING

Band 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

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.

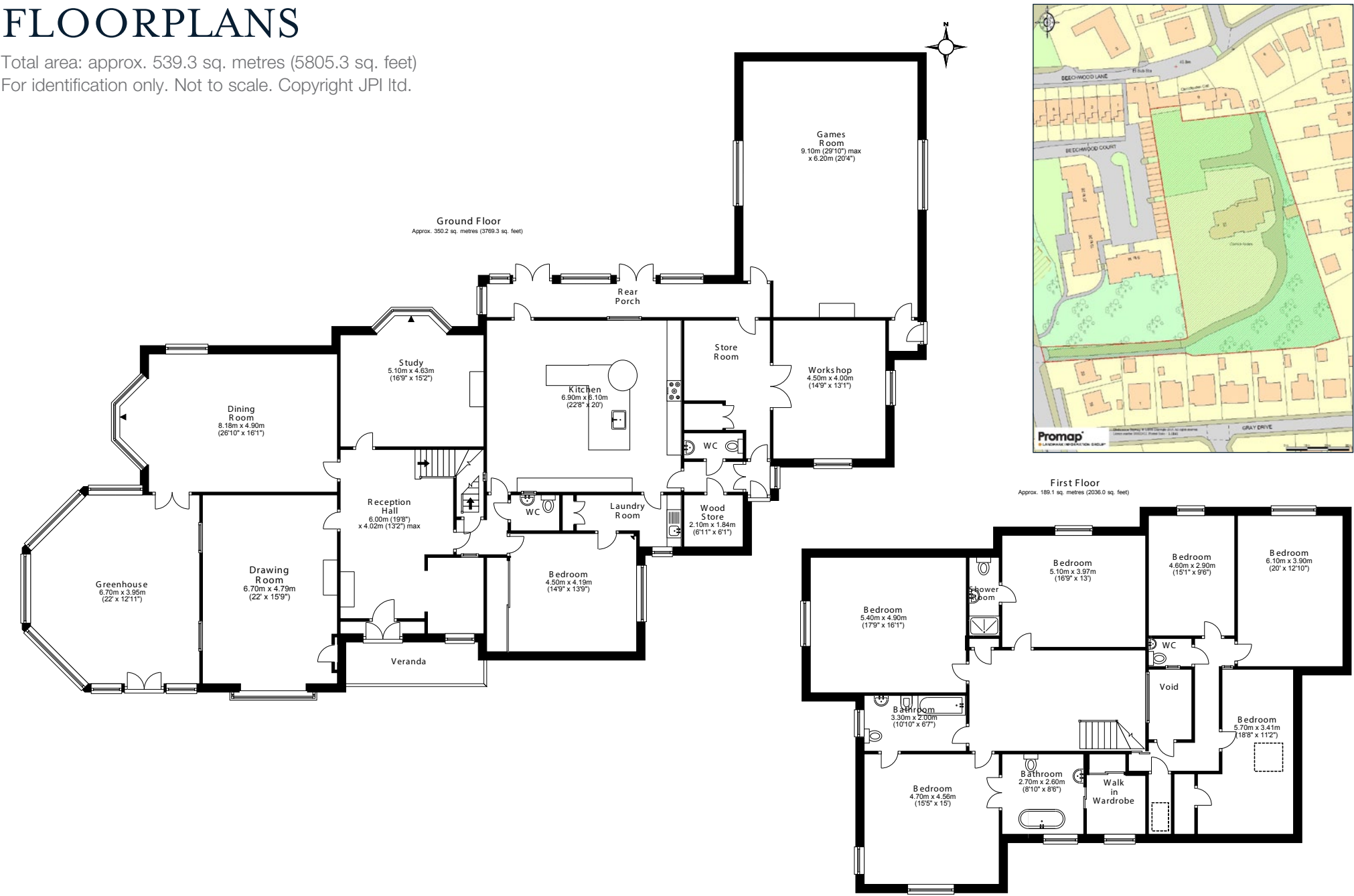






FLOORPLANS

Total area: approx. 539.3 sq. metres (5805.3 sq. feet)
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