



Blonde sandstone villa in the highly desirable Bearsden.

Collylinn Road, Bearsden, Glasgow, G61

savills







Beautiful mid-Victorian detached villa • Drawing room • Sitting room • Dining room • Kitchen / breakfasting room • Utility room • Office • Gym • Cloakroom • WC • 5 bedrooms (principal bedroom with en suite) • Family bathroom • Large driveway and garage

#### Local Information

Edgemont is positioned in a highly desirable location in Bearsden with numerous local facilities available within walking distance. Nearby Bearsden Cross includes a selection of excellent restaurants, coffee shops, dentists, medical centre, 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 Leisure Centre, Sports Direct Fitness and Nuffield Health Fitness & Wellbeing.

There are also 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 within easy reach.

There are several 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.

#### About this property

Accessed via electric gates, commanding a prime position off highly sought after Collylin Road and on the corner of Drymen Road, this beautiful mid-Victorian villa is in superb order throughout and has full planning permission for further development. The traditional detached house, built in golden sandstone under a slate roof, comprises around 3000sq ft of flexible family accommodation over two floors. It benefits from well-proportioned reception rooms and bedrooms and a spacious floored attic. All the accommodation is accessed via the large entrance hall and first floor landing. The ground floor comprises a drawing room with impressive bay window and focal fireplace, sitting room with fireplace, dining room with fireplace, a luxury modern fitted kitchen with breakfast bar and high quality built-in appliances and a handy utility room with a gym, office and larder located off. A cloakroom and WC is located off the hallway.

Upstairs there are five excellent bedrooms including the breathtaking principal bedroom complete with en suite shower room and the well-appointed family bathroom with bath, walk-in shower, low level wash hand basin and WC.





Edgemont is brimming with original features including ornate cornicing, intricate ceiling roses and attractive parquet wooden flooring.

Occupying a highly sought after corner plot, surrounded by lawns, mature hedges, trees and stone built wall, the property has a large driveway with space for multiple cars and separate garage.

To the rear is a patio area that can be accessed from the house via patio doors off the kitchen.

The property has full planning consent for a substantial single storey extension; if constructed this would exponentially increase the overall size of the property turning an already exquisite home into something extraordinary.

**Tenure**

Freehold

**Local Authority**

East Dunbartonshire Council

**Energy Performance**

EPC Rating = E

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Glasgow Office.

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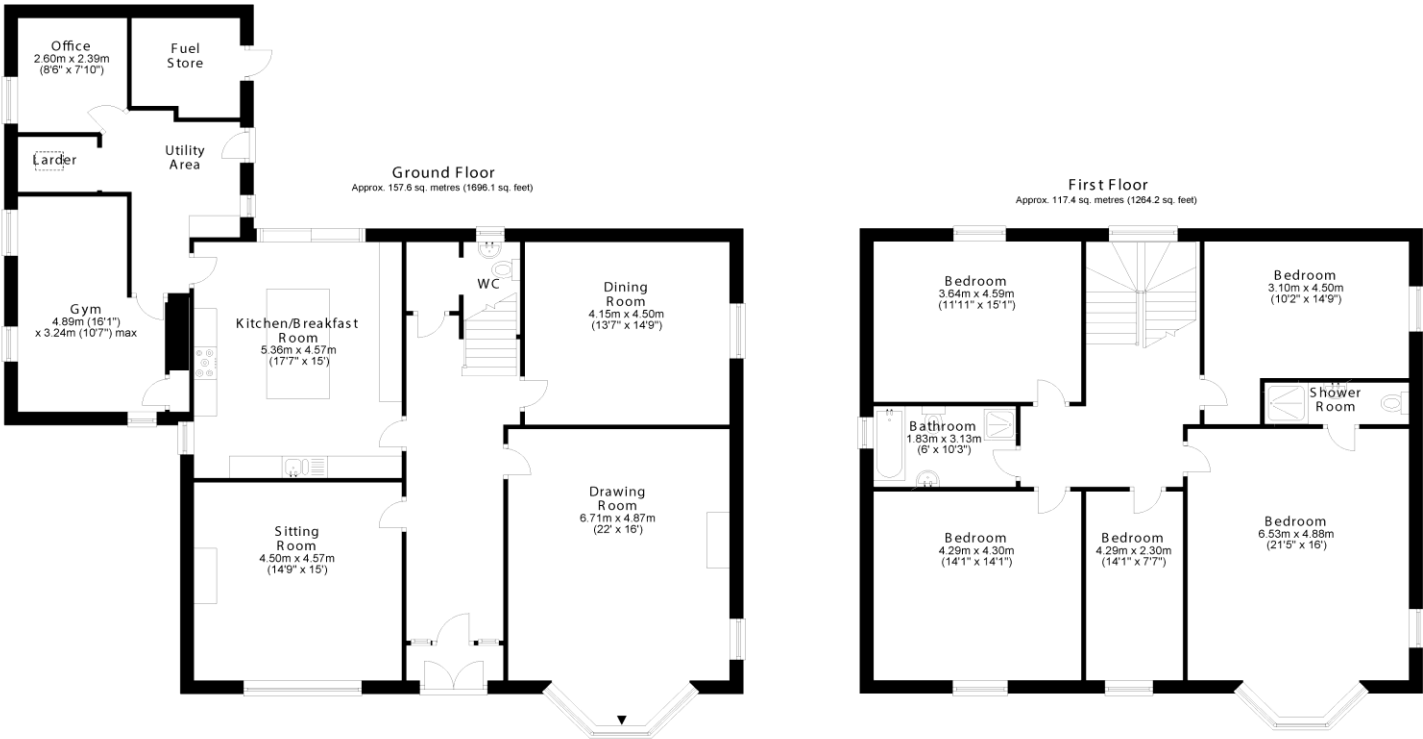


Collylinn Road, Bearsden, Glasgow, G61  
Gross Internal Area 2960 sq ft, 275 m<sup>2</sup>

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Edgemont, 2A Collylinn Road, Bearsden  
Total area: approx. 275.0 sq. metres (2960.3 sq. feet)  
For identification only. Not to scale. copyright JPI Ltd/Gross Internal Area (approx)



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