



51 Antonine Road, Bearsden G61 4DS

**Offers Over £459,000**

4 BED DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

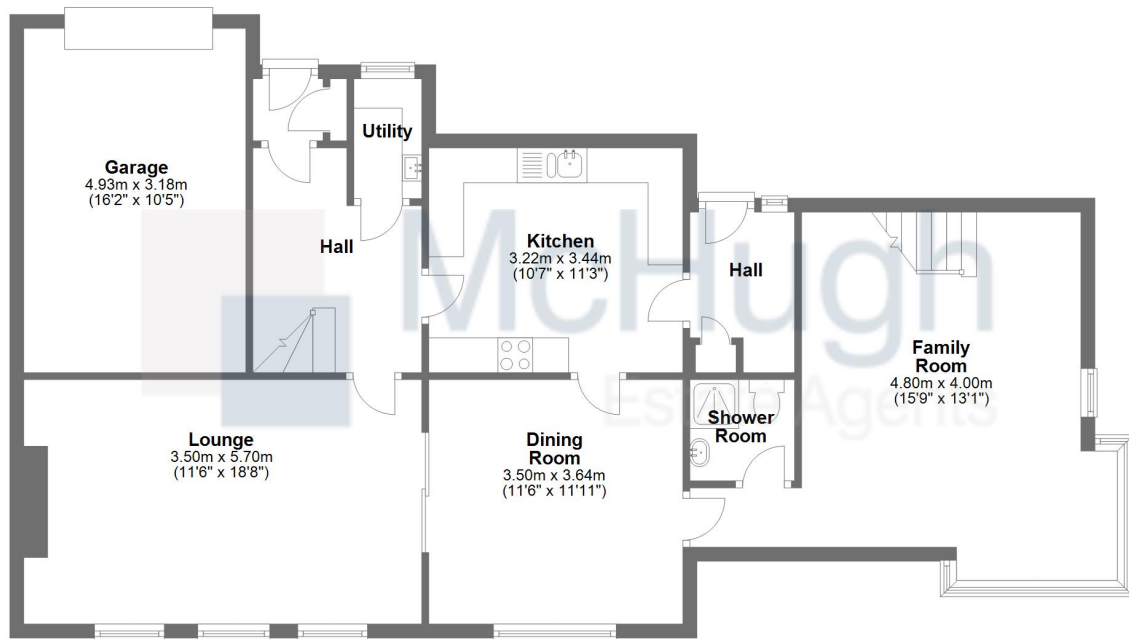
- 4 Bedroom extended villa
- Deceptively spacious accommodation
- Double sized corner plot
- South Facing Rear Garden
- Large manicured gardens
- Award winning side extension
- Exceptionally well maintained
- Quiet cul-de-sac location
- Backing onto Bearsden Golf Course
- 10 minutes walk to Bearsden Academy

## 4 BED DETACHED HOUSE

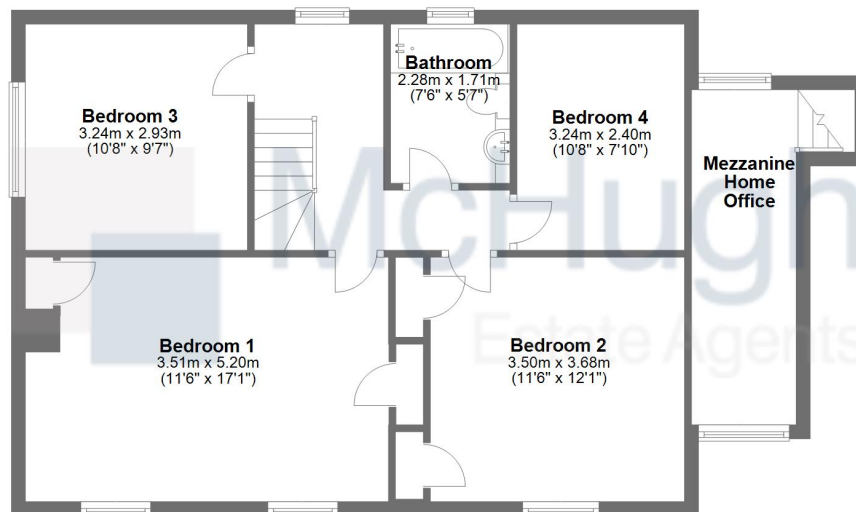


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## Ground Floor



## First Floor



Total area: approx. 163.4 sq. metres (1759.3 sq. feet)

This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 51 Antonine Road, Bearsden G61 4DS

Nestled in the corner of a quiet cul-de-sac and backing onto the fairways of Bearsden Golf Club, this deceptively spacious detached villa provides exceptional accommodation which is set within delightful garden grounds and offers quite spectacular outlooks.

The property was built by George Wimpey in 1960s on a double sized corner plot and is the largest four bedroom style in the development. In 1996 the accommodation was enhanced by the addition of a substantial side extension. The Home Office Suite extension, which was designed by Chris Platt of Studio KAP, spans two levels and won both a Royal Institute of British Architects Award (RIBA) and a Carpenters Award for the best small project in the U.K.

## Accommodation

### Ground Floor

An entrance vestibule opens to an internal hallway which has a plumbed utility room off. The fabulous living room is flooded with natural light from the South facing triple window formation and offers elevated outlooks over the gardens to the golf course. Sliding doors lead from the lounge to the family dining room which also enjoys outlooks to the South. The immaculate German kitchen, (which can be accessed from the hall, dining room and extension) has been refitted in recent years and incorporates a mix of Miele and NEFF appliances and is finished with quartz worktops.

### Upper Floor

On the upper floor the naturally bright landing provides access to all rooms. The master bedroom boasts delightful views to the rear and is an exceptionally spacious room with inbuilt wardrobes and plenty of space for additional furniture. Bedroom two is a generous double room with inbuilt storage and golf course views. There are two further double bedrooms which are bright and well presented. The family bathroom has a Villeroy and Boch suite, premium fittings, Porcelanosa tiling and Karndean flooring.

### Extension

The award winning extension was designed as a self-contained home office suite and can be accessed from the original part of the house or from its own door. On the ground floor level there is a large lounge with a bespoke fireplace and a box-bay window with window seats and panoramic outlooks. There is a shower room and a hallway to both the dining room and the kitchen. On the mezzanine level, the bright office space has views over the golf course and provides ample room for two professional work spaces. The extension features solid Maple flooring and Douglas Fir beams.

## Heating and Windows

The original house is fitted with Everest aluminium double glazing and a modern composite door. In the extension the windows and doors are wood framed double glazing. Heating is provided by a modern Worcester system boiler.

## Gardens

To the front of the property a paved and chipstone section provides off-street parking for 3 cars and there is a single car integrated garage with power and light. The delightful, sheltered patio area is screened by Venetian style fencing and is perfectly positioned for catching the morning sun. At the rear, the large South facing garden has two generous lawn sections, cobbled walls and colourful, established foliage.

## Location

51 Antonine Road is tucked away in the corner of a small cul-de-sac off the main thoroughfare, within a 10 minute walk of Bearsden Academy, Castlehill Primary and St. Nicholas' Primary schools. There are bus stops at the end of Antonine Road and convenience stores within both Castlehill and neighbouring Bonnaughton. Local children's playparks, golf courses and Bearsden Ski Club are all within walking distance. Train stations can be found at Hillfoot, Westerton, and Bearsden providing regular services into Glasgow's West End and City Centre.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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