



**15 LOCHABER ROAD**

BEARSDEN



**c o r u m**

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## 15 LOCHABER ROAD, BEARSDEN

4 | BEDROOMS   2 | BATHROOMS   2 | PUBLIC ROOMS

**This beautifully refurbished 1950s John Lawrence detached family home sits in a large, landscaped garden, with southerly aspects, offering excellent future scope for both side and rear extensions, subject to the necessary planning permissions.**

Externally, there is off-street driveway parking and a substantial, attached, tandem style garage.

The specification includes gas central heating and double glazing.

The property falls within the catchment area for the sought after Killermont Primary School and Boclair Academy, which is currently undergoing a £40.9 million investment, re-building a new school within the Academy's existing grounds.

The property will appeal to wide range of buyers, including professionals looking from home office and outdoor space and downsizers, who would appreciate to live all-on-the-level.

The accommodation on offer extends to:

### Ground floor

- Covered entranceway
- Generous reception hallway, with two storage cupboards and staircase featuring glass balustrade
- Bay windowed living room
- Dining room, with doors out to deck and gardens
- Open plan, high quality, kitchen, with breakfast bar and a range of integrated appliances
- Family room/4th bedroom, as required, with bay window and fitted wardrobes
- Additional double bedroom
- Beautifully tiled shower room, with contemporary three piece suite

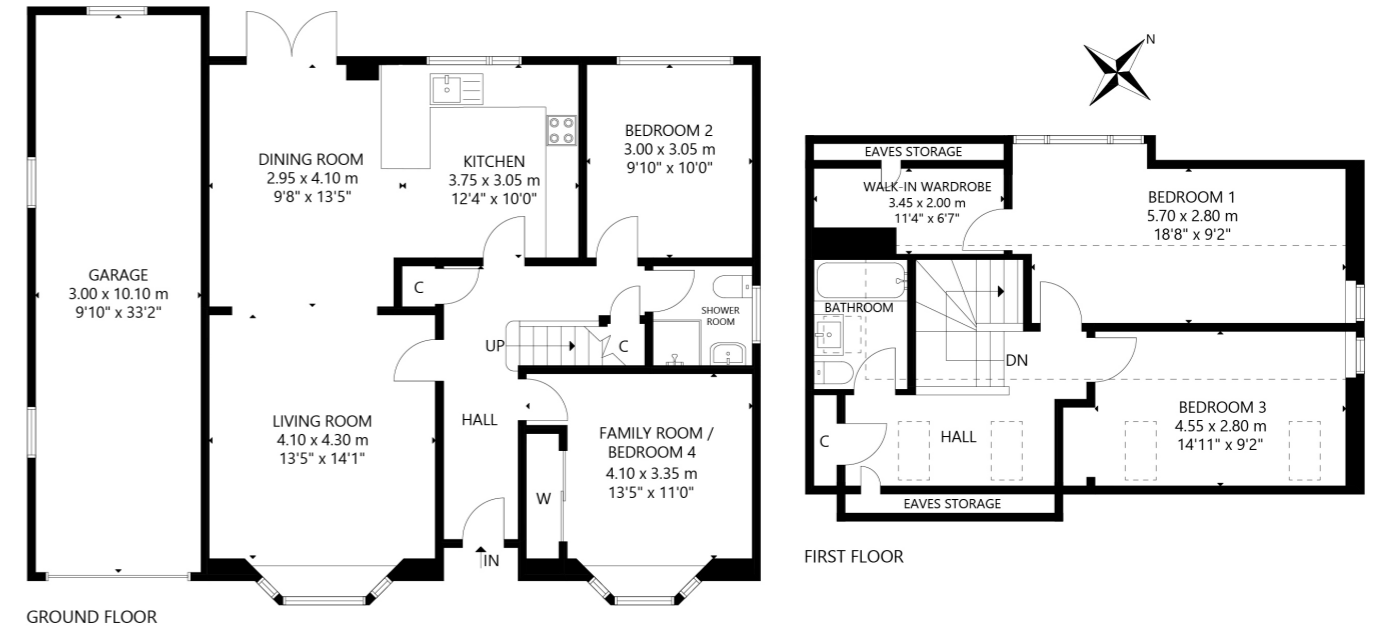
### Upper floor

- Large, bright, upper landing, with home office work space, store cupboard and access to eaves storage
- Principal bedroom, with dual aspects, walk-in wardrobe and additional eaves storage
- Second double bedroom, also with double aspects and fitted wardrobe area
- Stylish and attractively tiled family bathroom, with contemporary suite









### Local Area

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

**BD3317 | Sat Nav: 15 Lochaber Road, Bearsden, G61 2JX**

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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