



**1 HENDERLAND DRIVE**

**BEARSDEN**



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## THE PROPERTY

**4 | BEDROOMS    3 | BATHROOMS**  
**3 | PUBLIC ROOMS**

**A substantial, detached, executive, modern villa commanding an elevated position within this exclusive, cul-de-sac position by Adam Homes. The property has a fantastic open outlook across the surrounding district, along with the added advantage of direct access from the rear of the property to the neighbouring Cairnhill Woods.**

The home has been significantly improved by the current owners and is tastefully decorated throughout and will especially prove popular with families owing to its close proximity to the sought after Westerton Primary School and falls within the catchment area for Bocclair Academy, which is currently undergoing a £40.9 million investment, re-building a new school within the Academy's existing grounds.

The property sits in a generous, mature and landscaped garden plot and has the added benefit of off street driveway parking along with an integral double sized garage. The garage has an electric door, ample space for two cars, a charging point for electric/hybrid cars and power and light installed.

The accommodation on offer extends to:

- Covered entranceway with outdoor seating area
- Large and welcoming reception hallway
- Bay-windowed lounge with feature fireplace
- Family room with doors to deck and garden
- Formal dining room which could be utilised as a fifth bedroom
- Spacious dining kitchen with integrated appliances
- Separate utility room with side door access and courtesy door to garage
- Stylish downstairs WC
- Generous master bedroom with fitted wardrobes and refitted ensuite shower room featuring attractive tiling
- Three further well-proportioned bedrooms, all with fitted storage
- Refitted family bathroom with contemporary suite and attractive tiling
- Gas central heating and double glazing

















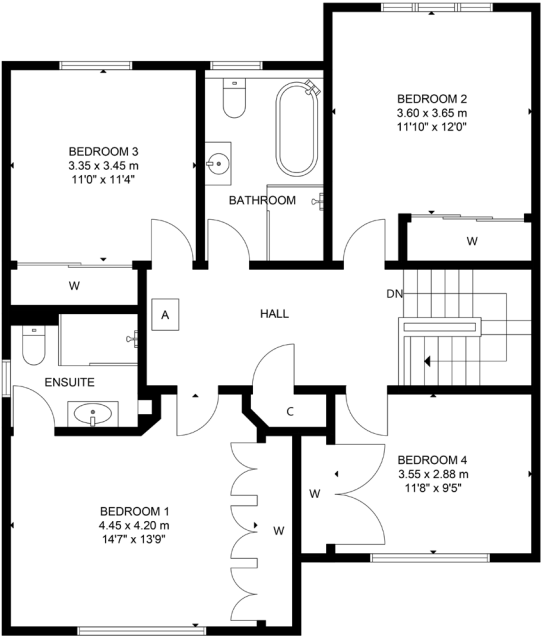








GROUND FLOOR



FIRST FLOOR

Local Area

The property is within close proximity of Westerton Railway Station, which has a regular service city bound as well as a service through to Edinburgh. From Westerton, there are also rail links westbound to Dunbartonshire.

Locally, there is an excellent selection of shops and services at both Bearsden Cross and Anniesland Cross with a good selection of restaurants, cafes and bars. Leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance.

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

AY2901 | Sat Nav: 1 Henderland Drive, Bearsden, G61 1JJ

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





WE'RE **SOLD** ON YOUR FUTURE

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