

2

NORTH GRANGE ROAD

BEARSDEN



c o r u m

corumproperty.co.uk

2

NORTH GRANGE ROAD

BEARSDEN



corum

corumproperty.co.uk





5 | BEDROOMS 3 | BATHROOMS 4 | PUBLIC ROOM

Built by John Russell and located within the ever popular Gartconnell district, this superb nine apartment detached family home (circa. 2734 square feet) enjoys a commanding elevated position and a generous corner plot. Offering wonderful views across the district, the property falls within the catchment area for Bearsden Academy, Bearsden Primary and St. Nicholas' Primary.

The well established, beautifully stocked and maintained, South facing rear garden has been developed with family living and alfresco dining in mind.

Ground floor accommodation

- Grand entrance hallway with striking, natural wood panelling and storage
- Substantial bay-windowed dining room with feature fireplace
- Light and bright, open plan and spacious lounge
- Family snug / library area with dual French doors to gardens
- Open plan informal dining / breakfasting area with views over rear garden
- Contemporary and attractive kitchen with integrated appliances
- Separate utility with additional sink and rear access to garden
- Flexible home office space with shower and double Velux
- Convenient downstairs WC

Upper accommodation

- Exceptionally unique galleried landing with sky light
- Wonderfully spacious bay-windowed master bedroom with plentiful storage
- Sizable, dual aspect second bedroom with excellent storage
- Two further good-sized, South facing bedrooms
- Fabulous dual aspect home studio space offering exquisite views with French doors and Juliette balcony
- Modern, fully tiled shower room
- Family bathroom with four-piece suite

Services

- Gas central heating
- Double glazed
- Security alarm system
- External dawn to dusk security lighting
- Under house store with external store access

Externally

- Generous garden grounds
- Decked area
- Barbeque enclosure
- Large off-street driveway parking area
- Garage with power installed















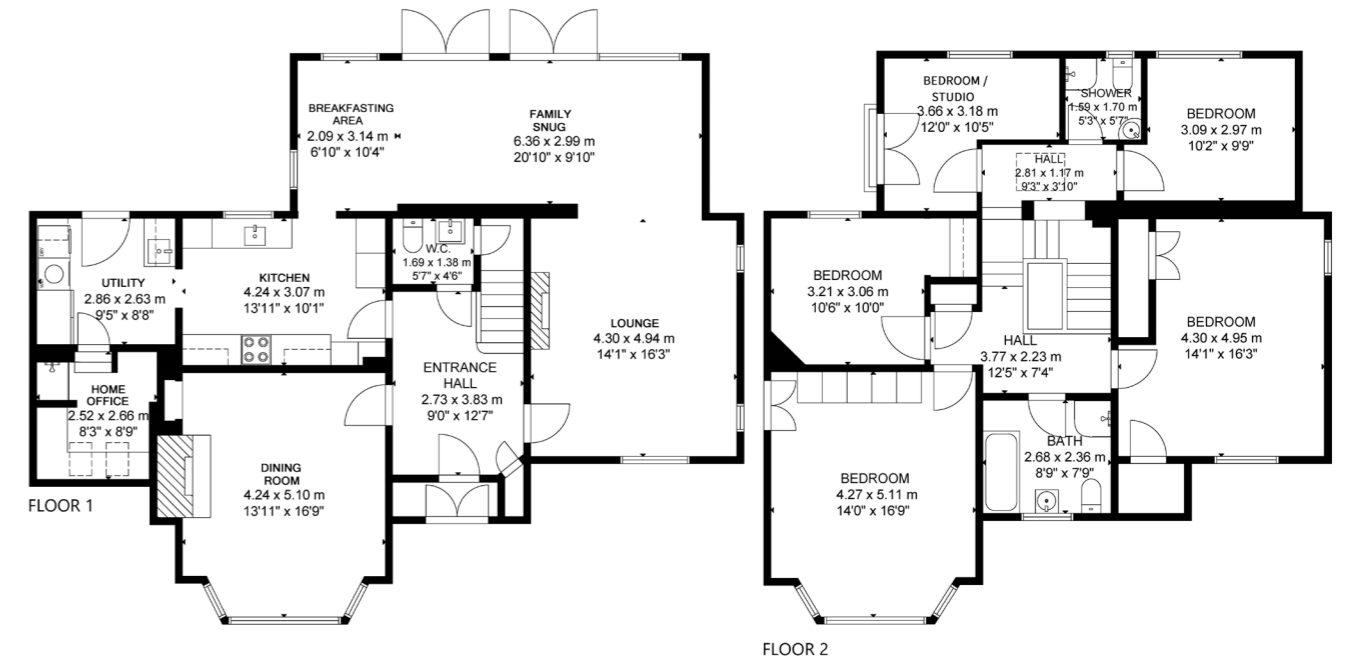












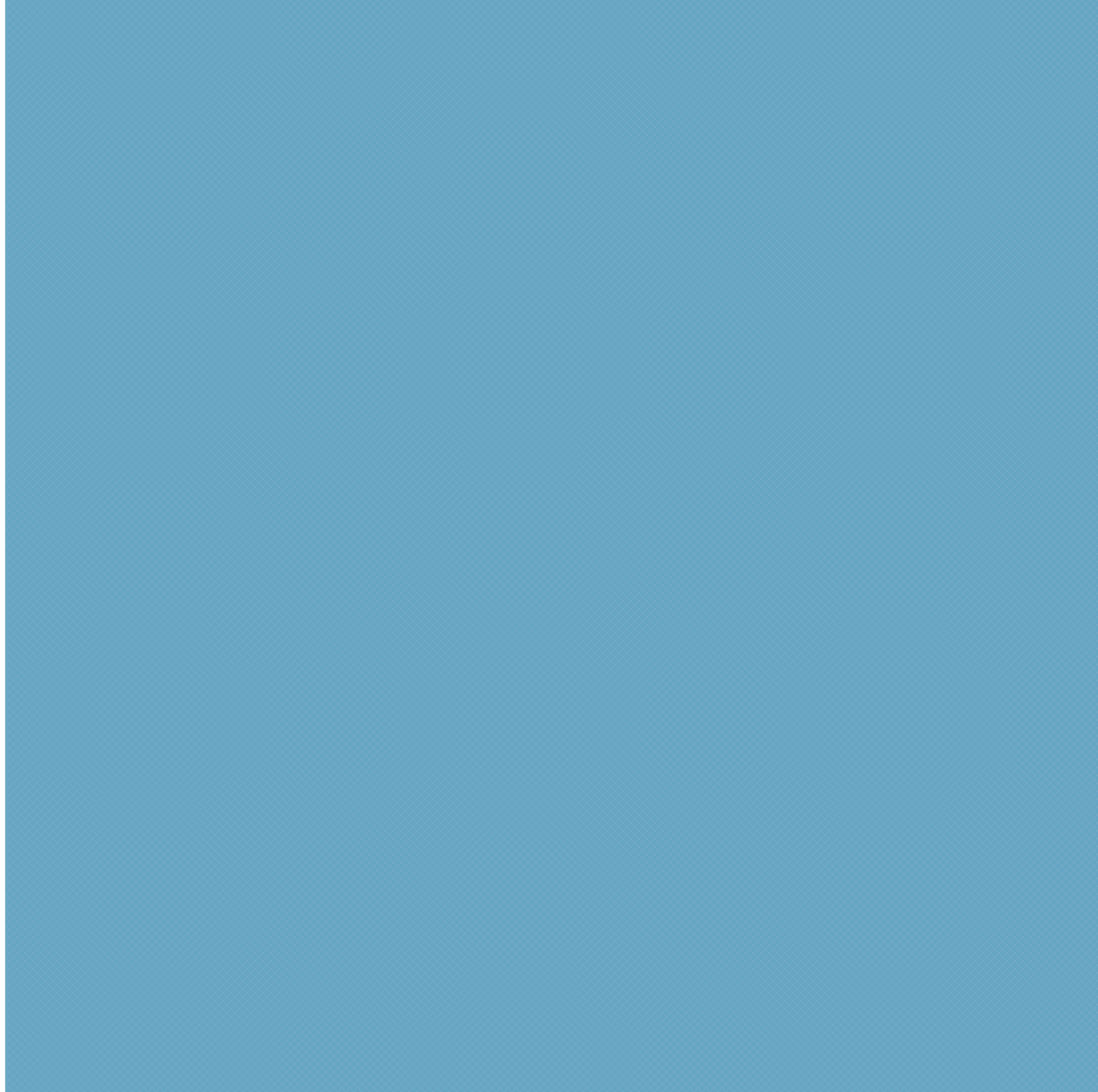
Local Area

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.

BD3337 | Sat Nav: 2 North Grange Road, Bearsden, G61 3AE

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





c o r u m

4 Canniesburn Toll, Bearsden G61 2QU

Tel: 0141 942 5888

Email: sales@corumproperty.co.uk

www.corumproperty.co.uk