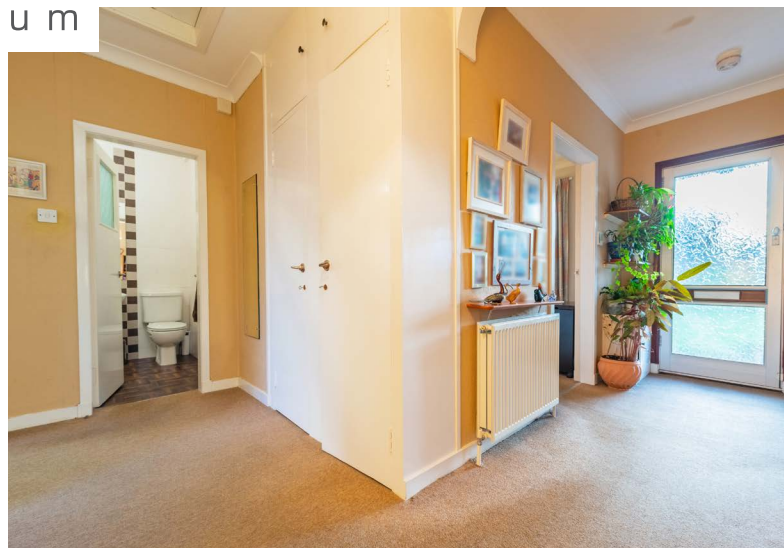








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## 2 ASCOG ROAD, BEARSDEN

3 | BEDROOMS    2 | BATHROOMS    2 | PUBLIC ROOMS

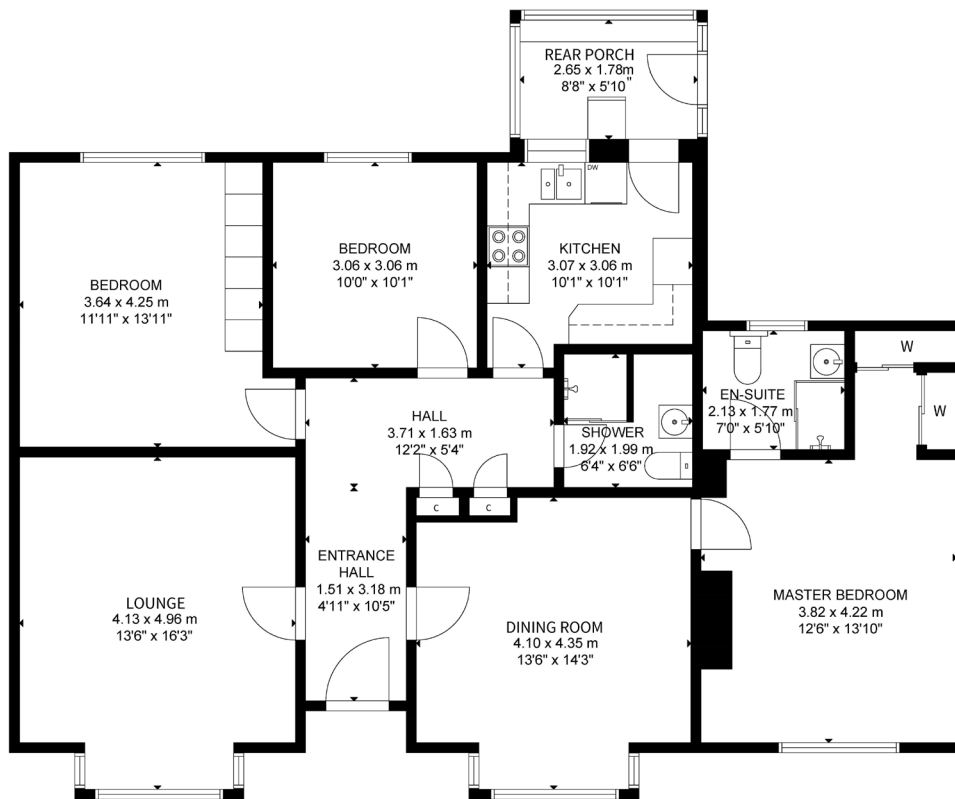
**Situated within the ever popular Switchback district of Bearsden and set within a prime corner plot, this seldom available detached bungalow offers a charming, five apartment home all on the level.**

Internally, the property has been well maintained and is presented in light and bright neutral tones. There is a sizeable, floored attic space which provides scope for future development, subject to the necessary planning permissions.

Externally, there are substantial garden grounds consisting of a large expanse of lawn, patio, off street driveway parking as well as a detached, pitched roof garage.

The accommodation on offer extends to:

- Wonderfully spacious and welcoming reception hallway with storage
- Well proportioned, front facing, bay-windowed lounge
- Separate, bay-windowed, formal dining room
- Good sized kitchen with access to rear porch
- Spacious, dual aspect master bedroom with dressing area
- Master ensuite shower room
- Two further well proportioned bedrooms
- Contemporary, fully tiled family shower room
- Gas central heating via replacement Worcester combi boiler



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 119 m<sup>2</sup>/1,281 sq ft  
FLOOR 1: 119 m<sup>2</sup>/1,281 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

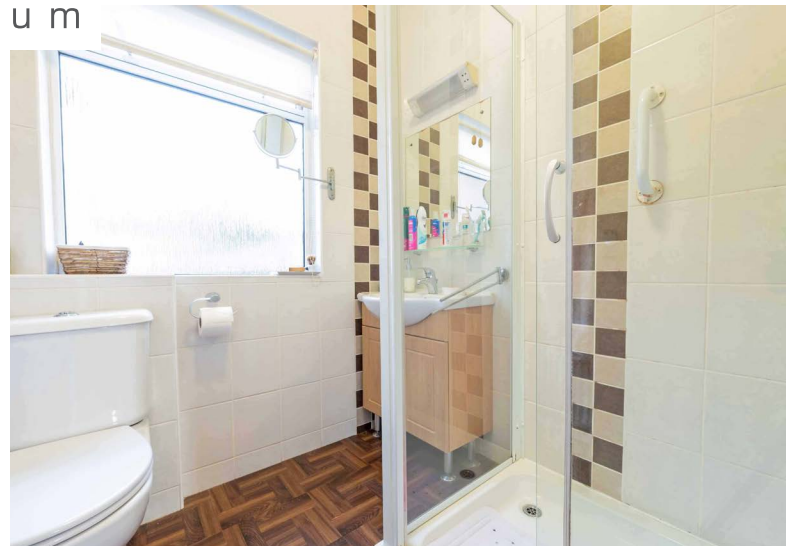
**BD3353 | Sat Nav:** 2 Ascog Road, Bearsden, G61 1BN

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





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## **LOCAL AREA & AMENITIES**

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.

For The Full Home Report Visit:

**[WWW.CORUMPROPERTY.CO.UK](http://WWW.CORUMPROPERTY.CO.UK)**





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