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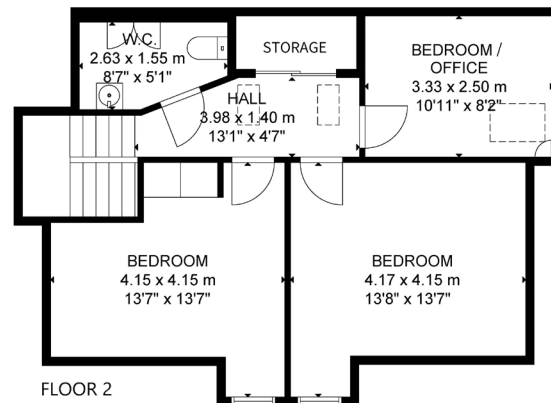
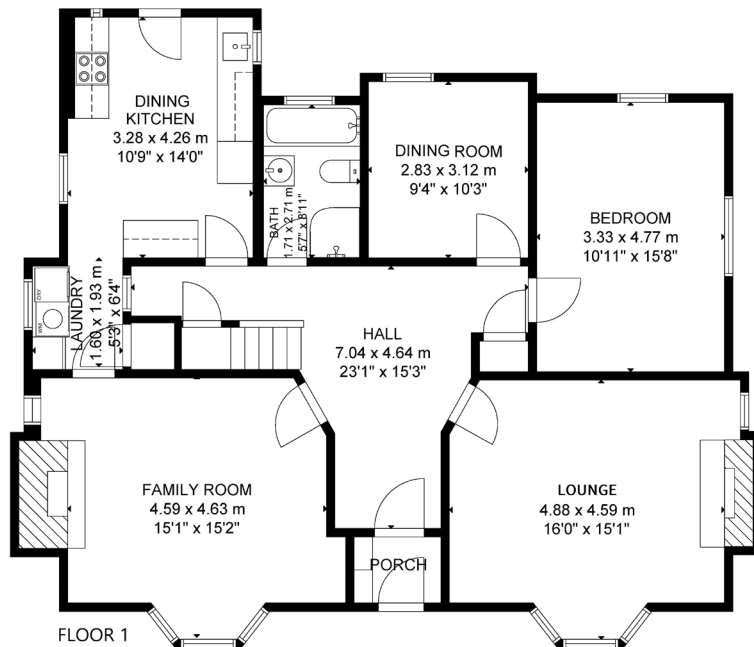
## 1 LENNOX DRIVE, BEARSDEN

4 | BEDROOMS    2 | BATHROOMS    3 | PUBLIC ROOMS

**Situated on a stunning corner plot, in the popular Kilmardinny district of Bearsden, this seven apartment, detached bungalow offers a superb family home within the catchment area for Bearsden Primary and Bearsden Academy.**

Internally, on the ground floor level, the property offers two superbly proportioned, front facing, dual aspect public rooms allowing for an abundance of natural light. There is a large dining kitchen incorporating additional and convenient utility area, separate dining room to the rear offering flexibility and potential to be otherwise utilised, a good sized bedroom on the level presenting an accessible layout and, to complete the ground floor, a fully tiled bathroom with separate shower cubicle as well as bath. Upstairs, there are two double sized bedrooms benefitting from the head height provided by the dormer window to the front, a WC on the upper level is a wonderful addition and a smaller bedroom with Velux window currently utilised as a large office.

The plot is arguably one of the most sought after in the local area, the surrounding gardens offer a substantial lawned area with mature bushes and shrubs, a designated driveway integrating abundant off street parking, a separate pitched roof garage, various areas of patio to enjoy the best of the weather at any time of year, and a social, yet intimate, rear garden area enjoying a lower maintenance aspect perfectly suited for entertaining.



GROSS INTERNAL AREA  
TOTAL: 166 m<sup>2</sup>/1,794 sq ft  
FLOOR 1: 113 m<sup>2</sup>/1,220 sq ft, FLOOR 2: 53 m<sup>2</sup>/574 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

**BD3354 | Sat Nav: 1 Lennox Drive, Bearsden, G61 3NX**

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







## **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:

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WE'RE **SOLD** ON YOUR FUTURE

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