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1 LAURENCE DRIVE, BEARSDEN

3 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

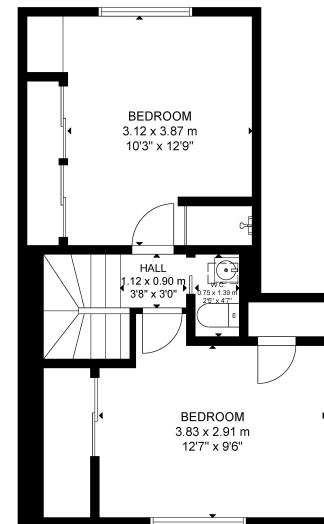
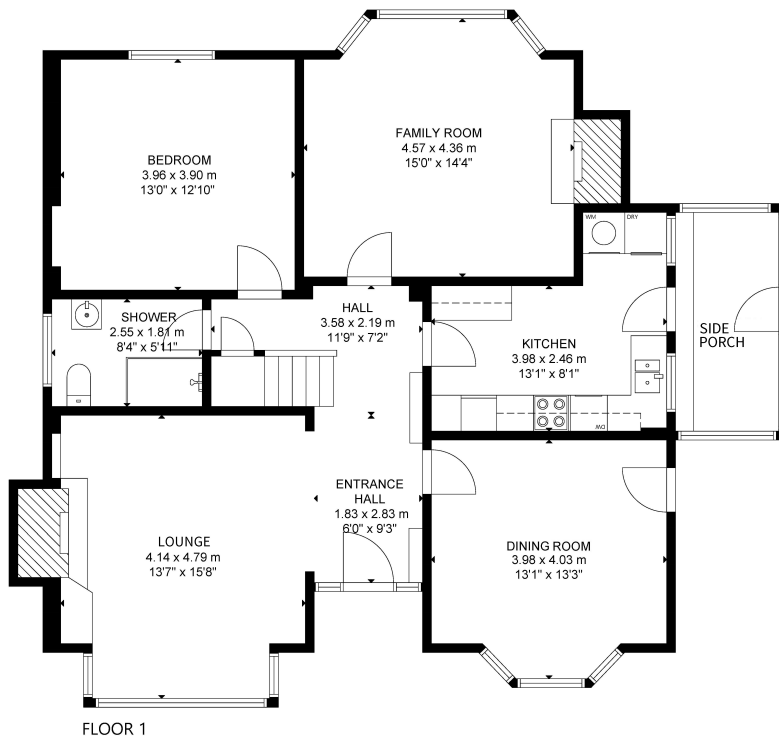
A charming, six apartment detached bungalow in the popular Castlehill district of Bearsden.

Whilst requiring a degree of modernisation, this handsome family home is situated within well manicured gardens bordered by peripheral hedging. Owing to the size of the plot, there is fantastic scope for future extension, subject to necessary planning permissions.

Internally, the property offers two large front facing public rooms with sizeable feature windows allowing for plentiful natural light, breakfasting kitchen with side porch providing access to gardens, a further two, flexible well proportioned apartments overlooking the rear and a convenient downstairs shower room. Upstairs, there are two good sized bedrooms, both with built in storage and shared access to a convenient WC.

To the front of the property lies a well maintained expanse of lawn and driveway leading to a detached pitched roof garage. The rear garden is fully enclosed for added child safety and security and again benefits from a large area laid to lawn and well placed patio.

Benefitting from the popular school catchment areas of both Castlehill Primary and Bearsden Academy, this property is likely to be highly sought after as a family home as well as appealing to the downsizing market.



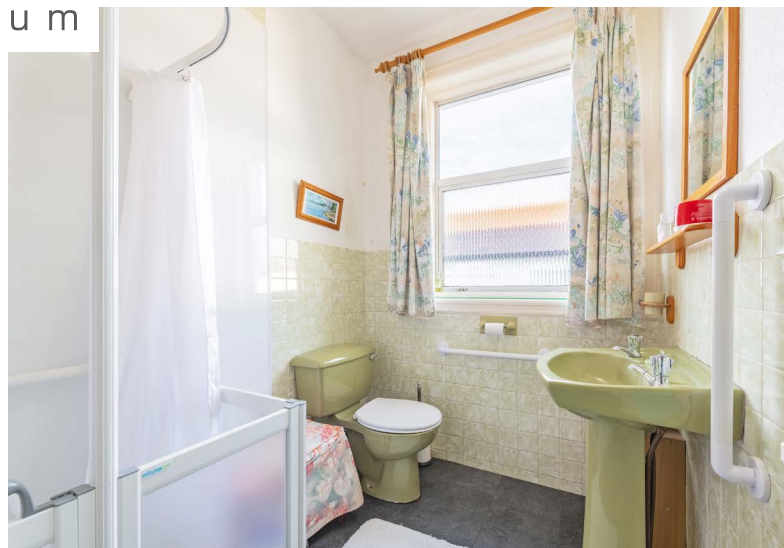
GROSS INTERNAL AREA
 TOTAL: 139 m²/1,497 sq ft
 FLOOR 1: 104 m²/1,117 sq ft, FLOOR 2: 35 m²/380 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

BD3355 | Sat Nav: 1 Laurence Drive, Bearsden, G61 4NY

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.

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