



**BEARSDEN**

79 CANNIESBURN DRIVE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

**Situated within the mature wooded grounds of Canniesburn Estate, this is an excellent opportunity to acquire a well presented, first floor, three bedroom apartment, located within this highly sought after development.**

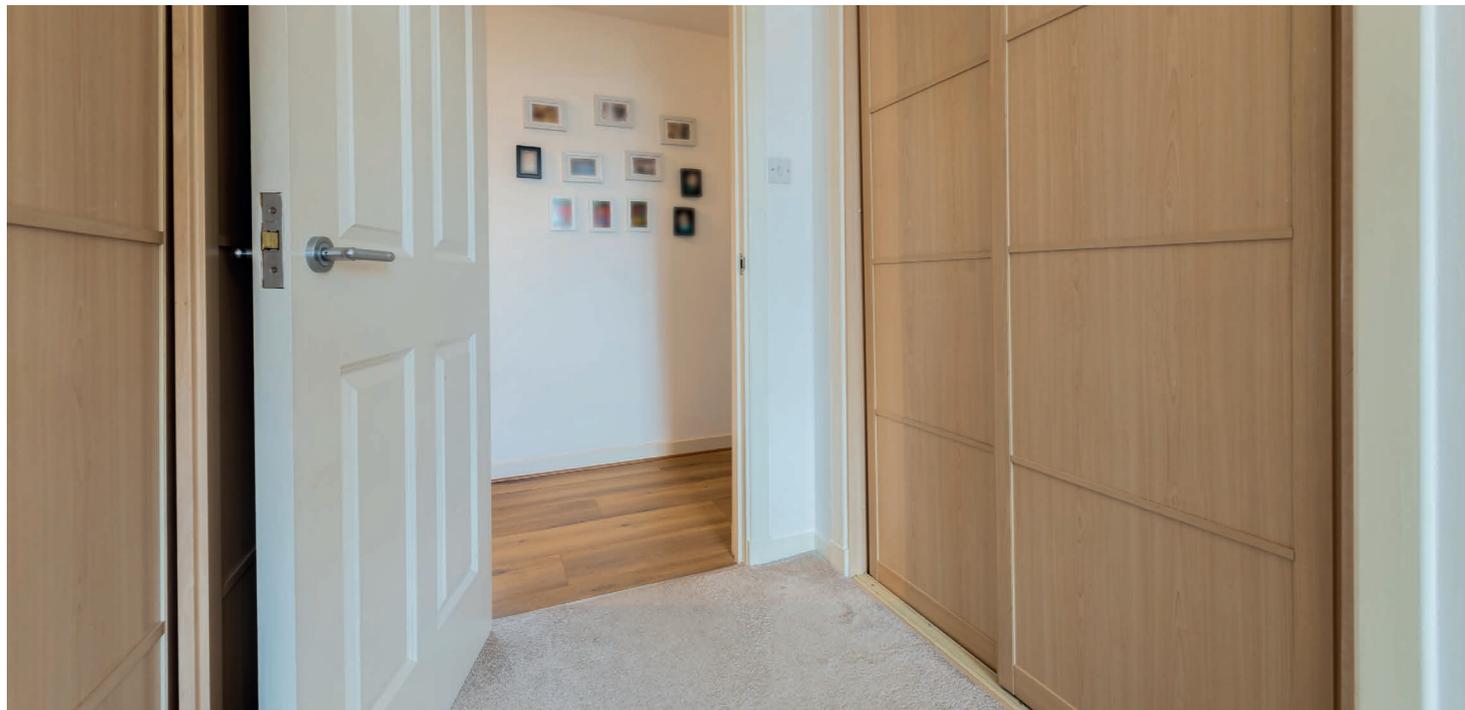
The accommodation on offer extends to:- entrance hall, with fitted storage, spacious living room, with space for a dining table and chairs, modern, fitted dining kitchen, with a range of integrated appliances, three double bedrooms, two with fitted wardrobes and the master with en-suite shower room, and family bathroom, with overbath shower. The property has gas central heating and double glazing.

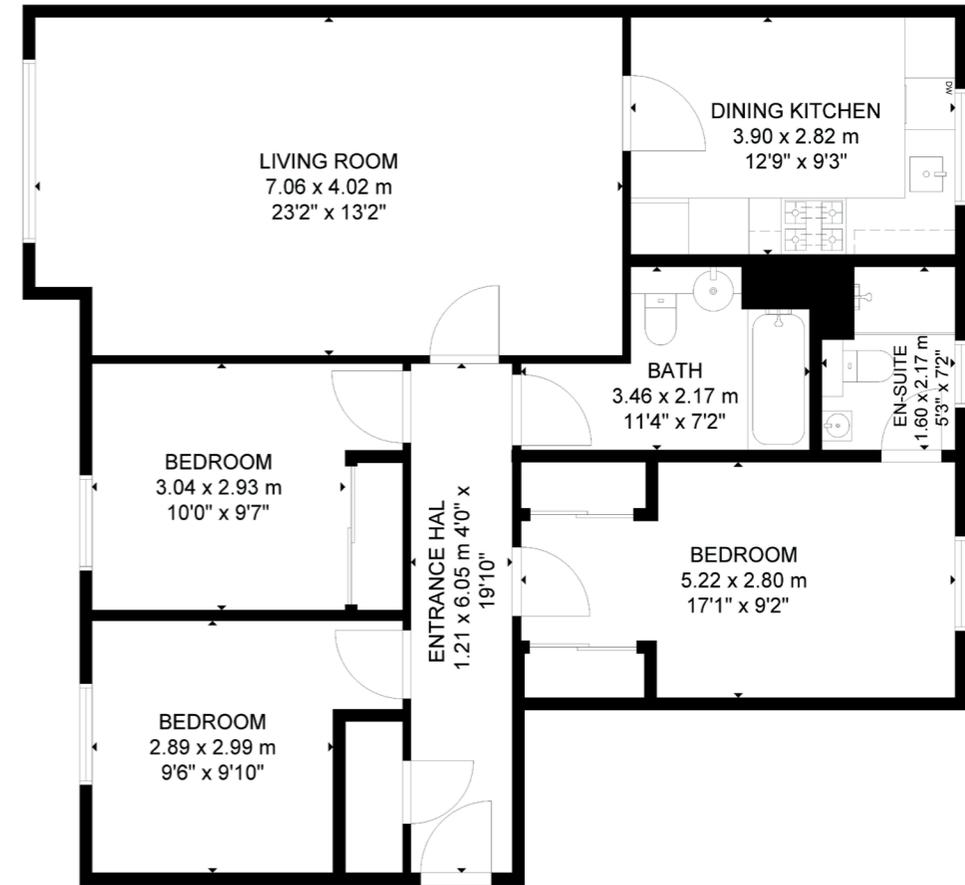
Outside, there are well maintained communal grounds and ample residents' parking.

The development is situated within mature grounds, which lead to a pleasant walk through Cairnhill Woods and is well located for access to both Bearsden and the West End's many amenities.









FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 97 m<sup>2</sup>/1,040 sq ft  
 FLOOR 1: 97 m<sup>2</sup>/1,040 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

**BD3392** | Sat Nav: 79 Canniesburn Drive, Bearsden, G61 1RX

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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



COMMUNAL GROUNDS

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