



# DEVELOPMENT OPPORTUNITY

35 BOCLAIR ROAD, BEARSDEN

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An excellent opportunity to acquire a detached villa set within circa two acres of garden grounds in charming tree-lined location on highly desirable Boclair Road.

Full planning has been granted to demolish the existing dwelling and build a mansion house with four main door villa apartments extending to circa 2200 square feet each.

**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 Trossach's National Park.

**Sat Nav:**  
35 Boclair Road, Bearsden, G61 2AF

**BD3277DEV**

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

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



PROPOSED EAST ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100

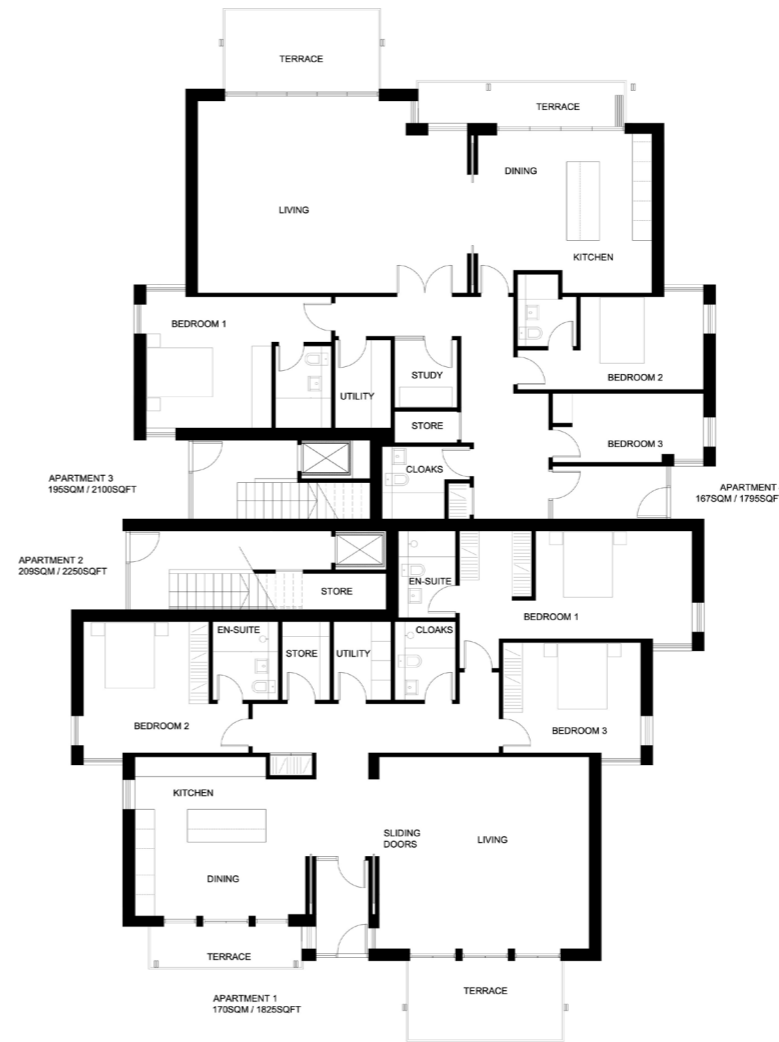


PROPOSED BOCLAIR ROAD / SOUTH ELEVATION 1:100

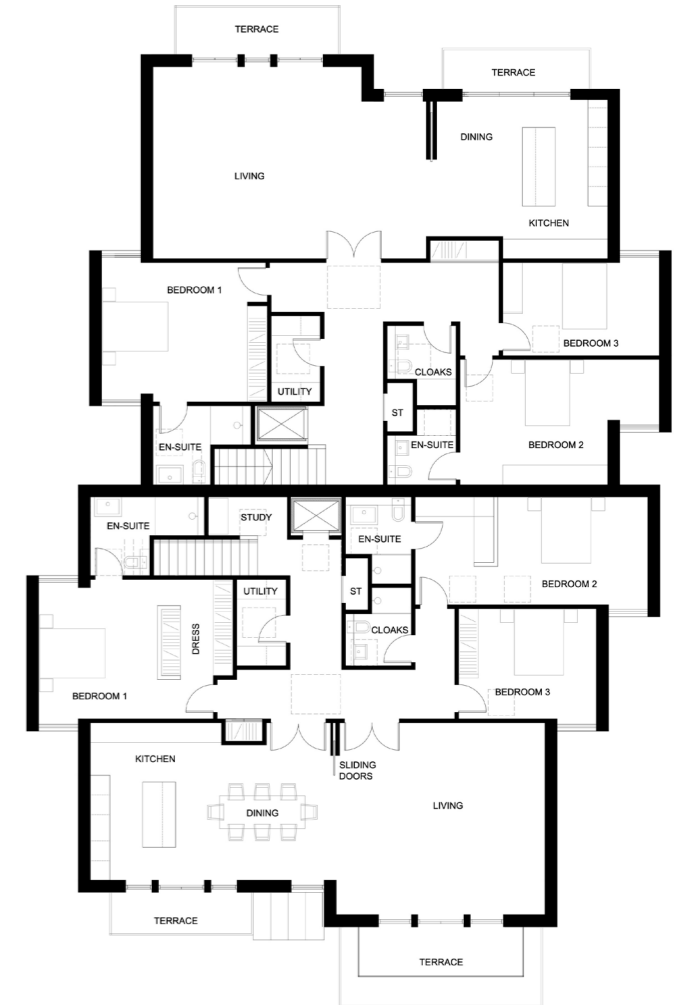


PROPOSED REAR GARDEN / NORTH ELEVATION 1:100

Proposed Ground Floor Plan



Proposed First Floor Plan





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