



**28 BORLAND ROAD**

BEARSDEN

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**A charming eight apartment, extended detached bungalow offering a much improved, flexible layout of accommodation of circa 2700 sq. ft. and situated within the catchment area for the popular Killermont Primary and Boclair Academy.**

This beautiful family home offers a stylish interior with contemporary finishes and is entered initially into a wonderfully bright and spacious hallway with feature staircase and storage, bay-windowed family lounge with gas fire, bay-windowed formal dining room, large rear extension family room with French doors to garden and open plan dining kitchen. Completing the downstairs accommodation is two good-sized bedrooms, shower room and a separate utility room.

Upstairs, there are three double bedrooms with storage, principal with ensuite shower room with twin basins and a separate family bathroom.

The property benefits from beautiful hardwood flooring throughout the downstairs accommodation, gas central heating and double glazing.

Externally, there is a sizeable monoblocked driveway and the mature, South facing rear gardens are fully enclosed for added child safety and offer a perfect balance of seating and play areas.









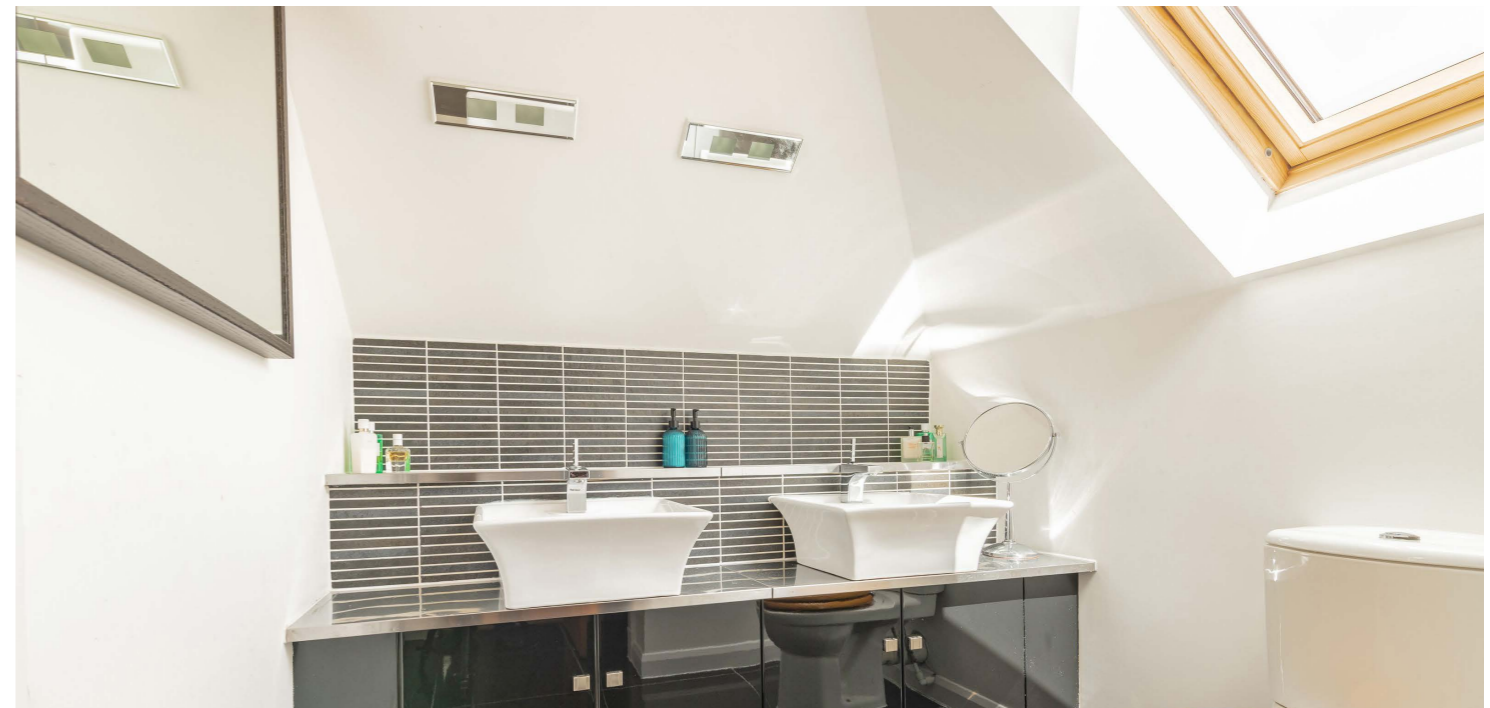




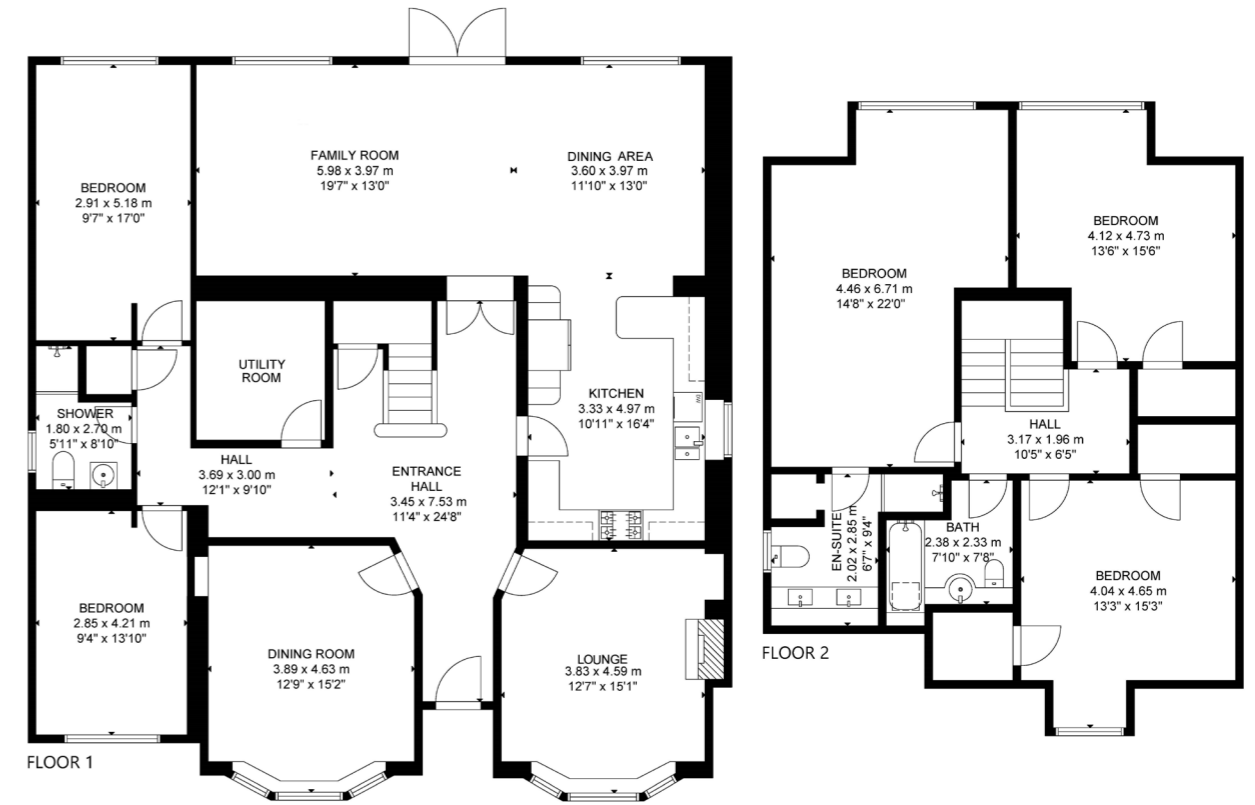












The property is situated in the Kessington district of Bearsden and is well placed for access to both bus and rail links providing regular services into Glasgow's West End, City Centre and a service to Edinburgh. Locally, there are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. There is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars.

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.

**BD3408** | Sat Nav: 28 Borland Road, Bearsden, G61 2NB

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





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