



**83 IAIN ROAD**

BEARSDEN

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Number 83 Iain Road is a lovely four bedroom semi detached villa, located within a popular Bearsden pocket.**

The property offers excellent family accommodation comprising:- reception hallway, with staircase off to upper apartments, downstairs wc, and bright, spacious lounge, which benefits from a large window, allowing lots of natural light to flood in, and focal point fireplace. Double doors lead from the lounge into a dining room, which, in turn, provides access to the rear garden, through full height sliding doors. A kitchen, with pantry, completes the downstairs accommodation.

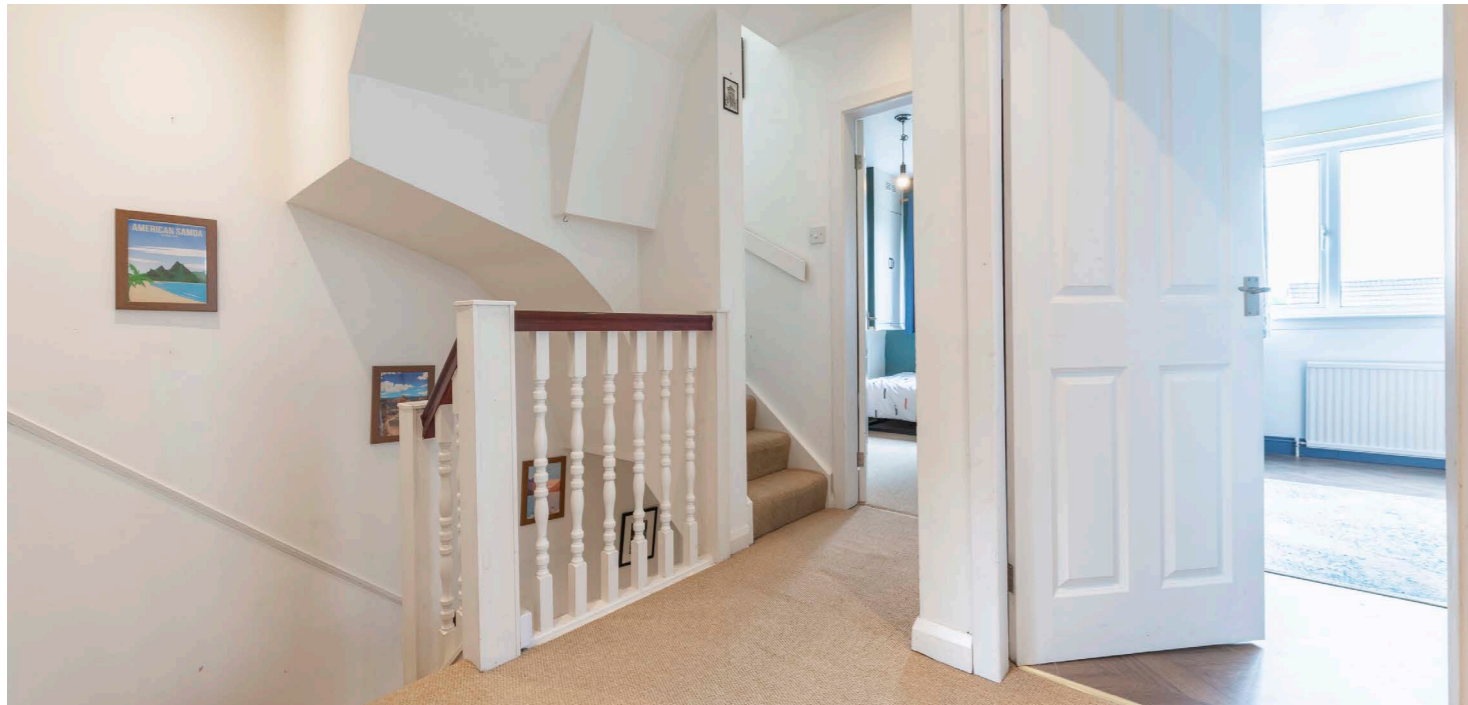
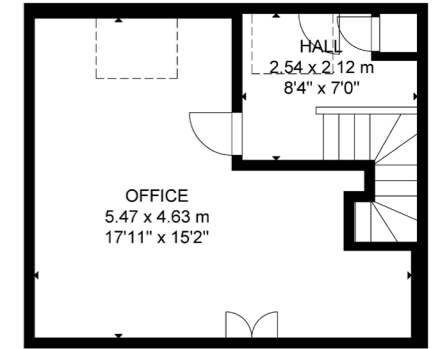
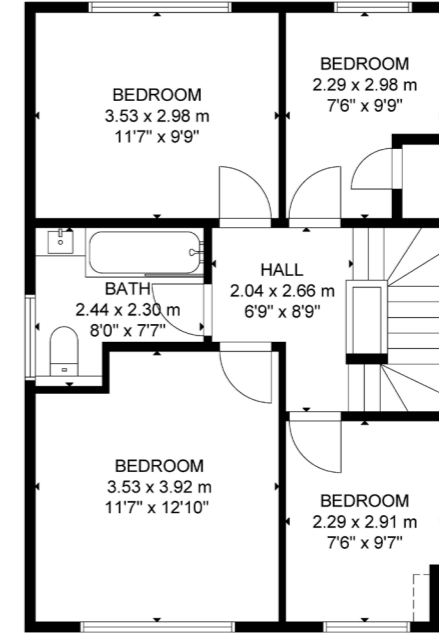
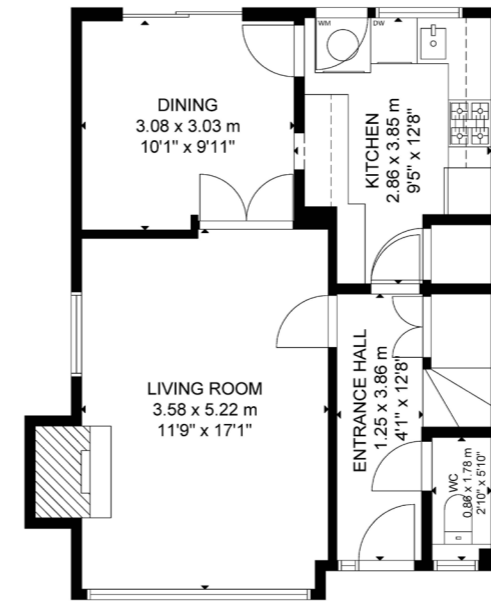
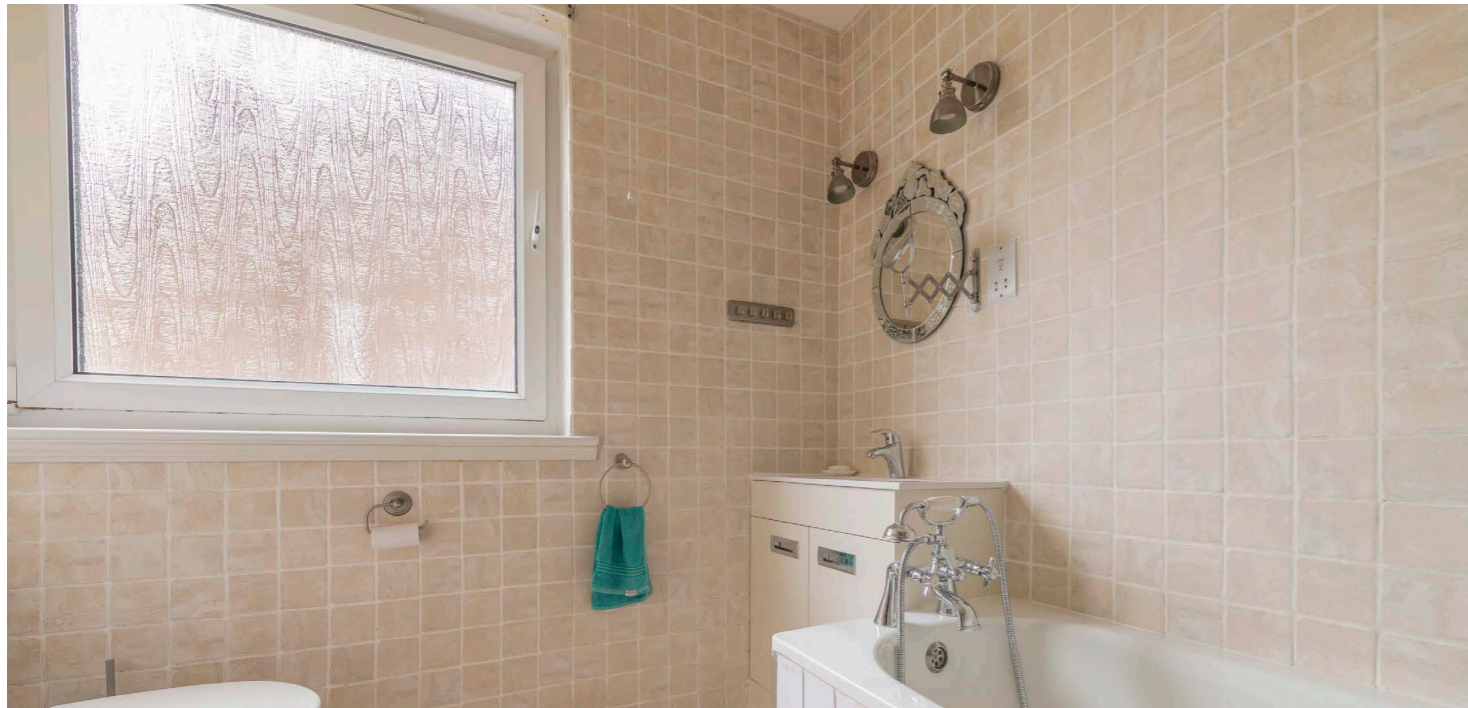
Upstairs, there are four bedrooms, with the master having fitted furniture, and a family bathroom, featuring vanity unit and over bath shower. From the upper landing, a further staircase leads to a floored and lined attic, with eaves storage, velux window and power and light installed. The property features gas central heating and double glazing.

Externally, the front garden is monoblocked, providing parking for a number of vehicles. There is a single sized garage, which also has a courtesy door to the rear. The spacious rear garden is mature and initially features a decked area, providing space for garden furniture. Steps leads up to a level lawn area. The rear garden is bordered by mature hedge, fence and shrubs.









The Castlehill district of Bearsden has its own primary school. It is also within the catchment area for St. Nicholas Primary School and Bearsden Academy. 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.

**BD3419** | Sat Nav: 83 Iain Road, Bearsden, G61 4JA

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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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