



**36 STIRLING AVENUE**

BEARSDEN

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**An attractive three bedroom John Lawrence semi-detached villa set in a very popular pocket of Westerton and within the catchment for Westerton Primary School and Bocclair Academy.**

This lovely family home is presented in excellent condition throughout and offers flexible living accommodation. The ground floor comprises entrance hall with useful storage cupboard, a bright and spacious living/dining room with feature fire place and double doors leading to the large conservatory across the back of the property. This provides further seating and dining area and has direct access to the large decked area and private rear garden. In addition, there is a beautifully appointed modern fitted kitchen again with a door leading to the Conservatory.

Upstairs, there are three bedrooms with bedroom one benefitting from built-in storage and a family bathroom with three piece suite and overhead shower. To the front is a well maintained front garden and gravel driveway leading a single garage. In addition, the property further benefits from double glazing and gas central heating. Demand for properties in this area is high and is ideal for those looking for a family home convenient to local schooling and shops.

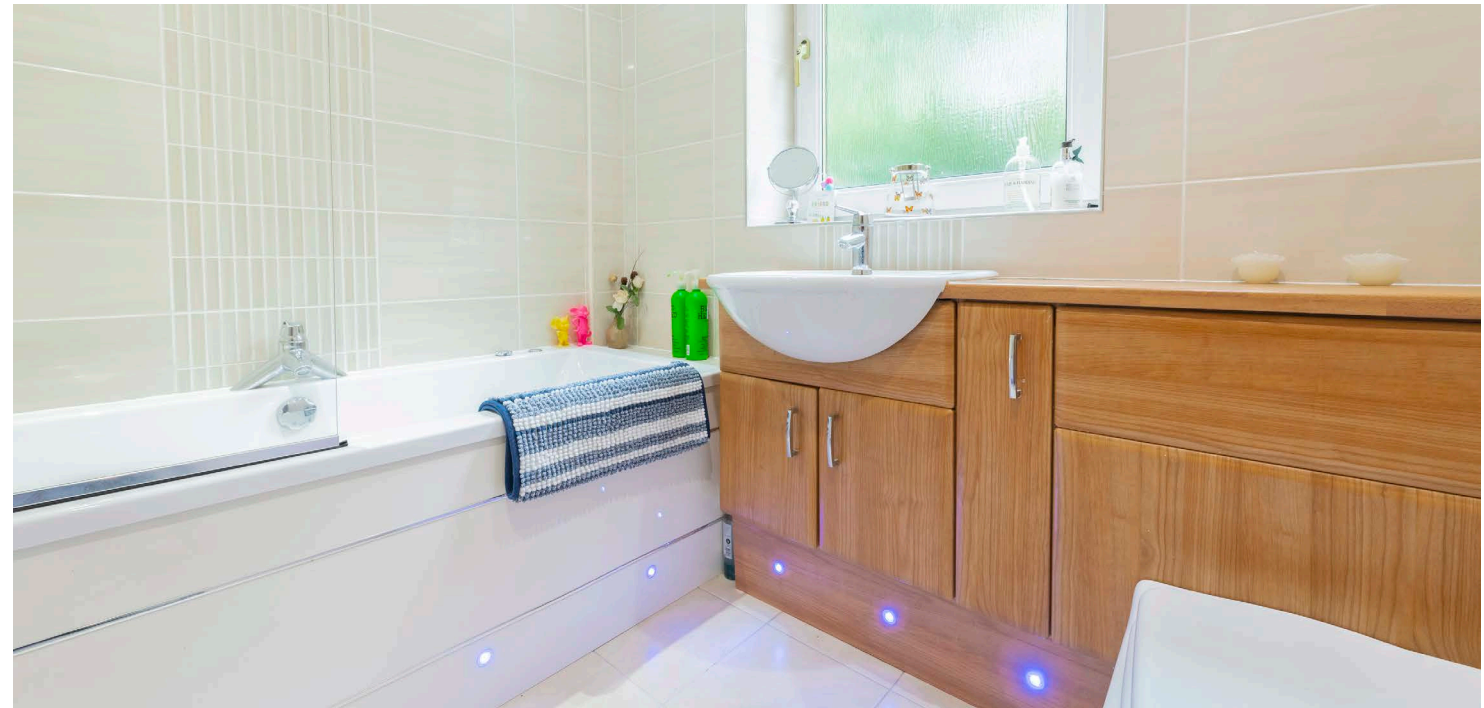
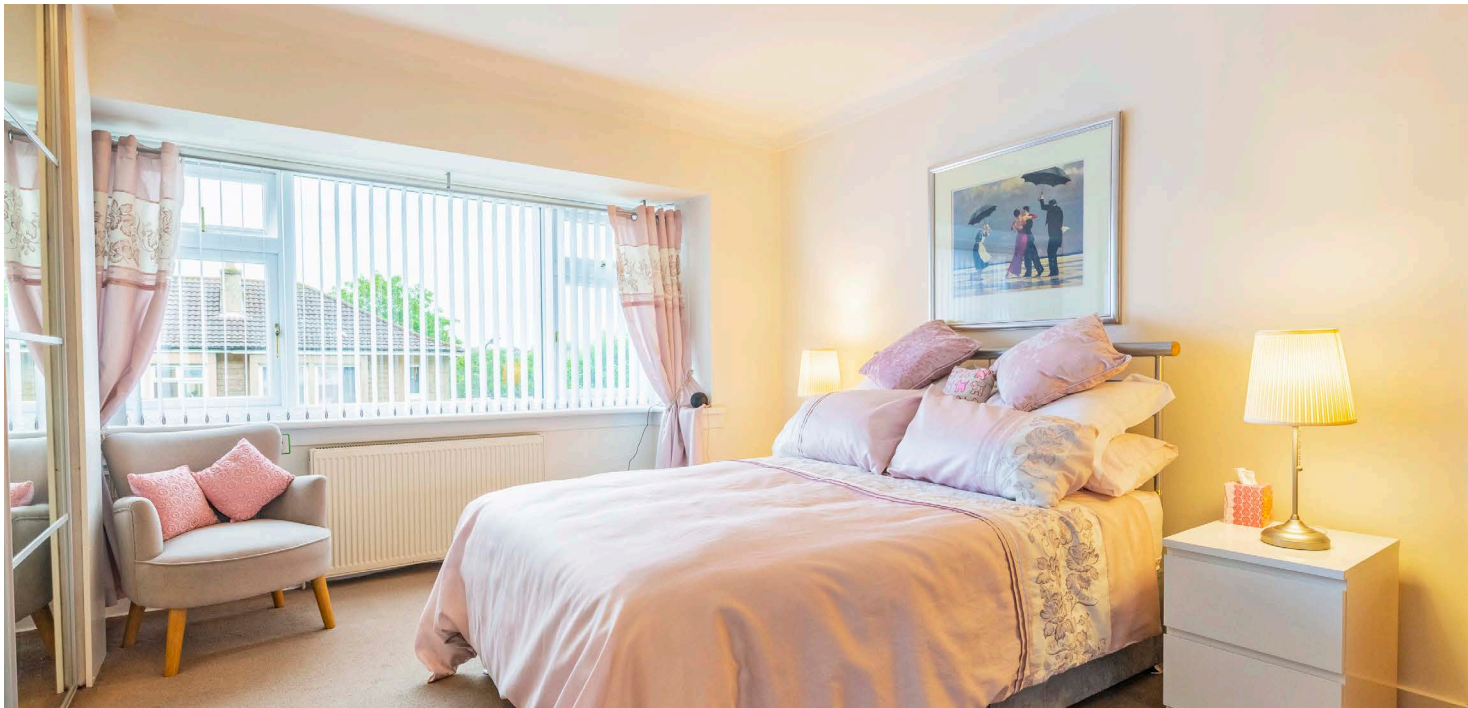
















The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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 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.

**BD3425** | Sat Nav: 36 Stirling Avenue, Bearsden, G61 1PD

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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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