



14

NORTH ERSKINE PARK, BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

14 North Erskine Park is a fantastic John Russell semi-detached villa situated in one of Bearsden's most coveted streets. This inviting home boasts a spacious and adaptable layout, making it perfect for families. In a neighbourhood where many neighbours have already expanded their homes, this property offers ample room for potential extensions, pending the necessary planning approvals and permits.

The accommodation spans two levels, offering five well-appointed rooms. Upon entering, you are greeted by a welcoming reception hallway that bathes in natural light, with a convenient downstairs WC. The front-facing lounge features a charming bow window and a cosy living flame gas fire, creating a warm and inviting atmosphere. The open-plan dining room overlooks the rear garden through a generously sized window and flows seamlessly into the well-fitted kitchen. The kitchen boasts glossy cabinets and a tiled floor and includes integrated appliances such as an induction hob and electric oven.

Upstairs, you will discover three generously proportioned bedrooms, two of which come equipped with fitted wardrobes. The principal bedroom stands out with its spaciousness and a beautiful garden view. Completing the upper level is a fully tiled bathroom with an over-bath shower. The home is further complemented by real wood flooring in the hallway and lounge, along with double-glazed windows throughout. Additionally, a detached single garage and cellar add to the property's functionality.

The real gem of this property is its potential for expansion and development due to the generous plot size and available cellar space. As many neighbouring homes have already demonstrated, there is ample room to customise and extend your living space to suit your family's evolving needs, provided you secure the requisite planning permissions and building warrants.

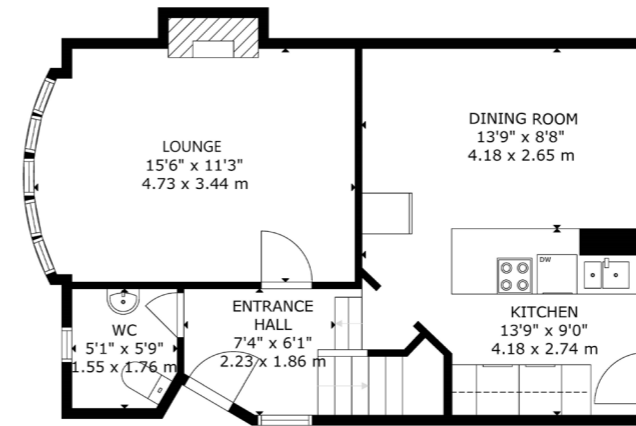
Outside, the meticulously maintained gardens offer an attractive backdrop to your family's daily life. The rear garden is exceptionally spacious, featuring two distinct patio areas for outdoor furniture and a level lawn, all enclosed by a timber fence and trees, ensuring privacy. The front garden is equally charming, enclosed by hedges, trees, and shrubs, providing a private and secure space for play or relaxation. A generously sized driveway leads to the garage, making parking a breeze.

This property is not just a house; it's a canvas for creating lasting family memories and personalising your dream home in a highly sought-after neighbourhood.

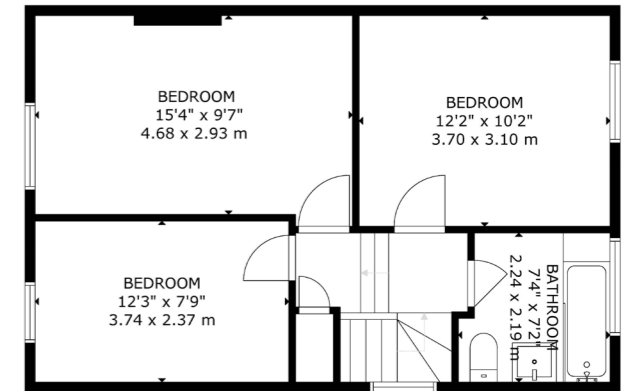








FLOOR 1



FLOOR 2

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.

Sat Nav - 14 North Erskine Park, Bearsden, G61 4LY

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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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