



**20 DURNES AVENUE**  
BEARSDEN

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**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A substantial, four bedroom, detached villa situated in the sought after Kessington district of Bearsden.**

20 Durness Avenue is a family home formed over two levels comprising; a bright and airy reception hallway with large under stair cupboard, substantial open plan lounge with separate dining area with a lovely bay window looking out to the rear garden. The lounge boasts two additional windows allowing natural light to flow through the space. The good sized kitchen is located to the side and provides access to the side garden. Completing the downstairs accommodation is the spacious, front facing fourth bedroom with fitted mirrored wardrobes and a fully tiled family bathroom with over bath shower.

Upstairs, there are three good sized bedrooms, all with excellent storage and beautiful views. There is also a contemporary, three piece shower room with electric shower and chrome heated towel rail.

The property is further enhanced by gas central heating (boiler was replaced in April 2023), double glazing, eaves storage and a fully floored loft area with power and light installed.

Externally, there is a large, monoblock driveway providing ample space for off street parking and leading to a linked garage with power and light. The garage can be accessed from both the front and rear gardens. The fully enclosed rear garden is extremely private and features a level lawn, bedded areas and two patio areas.





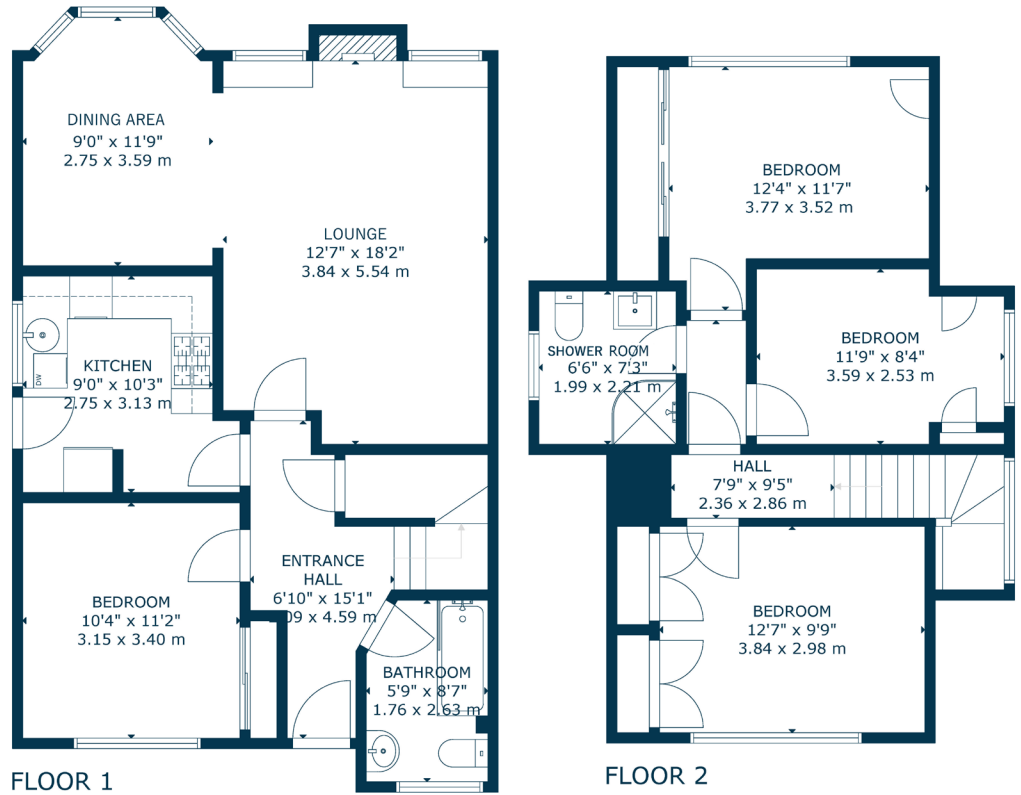












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

There are excellent bus links nearby and train stations can be found at Hillfoot 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.

**BD3588** | Sat Nav: 20 Durness Avenue, Bearsden, G61 2AL

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

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



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