



17 LARCHFIELD ROAD
BEARSDEN

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Presented in immaculate condition throughout, this attractive, traditional extended four bedroom detached bungalow is located within the popular Switchback area of Bearsden.

Having previously undergone a significant program of renovation, the property now offers wonderful flexible, family accommodation over two levels. The property is initially entered via storm doors to a small vestibule, which, in turn, leads to a spacious reception hallway, with storage cupboard. There is a front facing lounge featuring a bay window and a wood burning stove and a large, front facing double bedroom, again, with bay window. A second double bedroom is located to the rear of the property. The dining kitchen is of a good size and features white gloss units along with integrated microwave, oven, electric hob, extractor and dishwasher. Open plan to the kitchen, there is a dining and living area with French doors providing access from the living area onto decking. Finally, on this level, there is a contemporary, fully tiled, bathroom, comprising with over bath shower and a chrome heated towel rail.

A staircase leads to an upper landing featuring a Velux window which allows natural light to flood in. On this level, there are two further good size bedrooms, the principal features a large window with fantastic views over the Campsies and a fully tiled ensuite with heated chrome towel rail and bath with over bath shower. The accommodation on this level is complete with a further stylish fully tiled shower room.

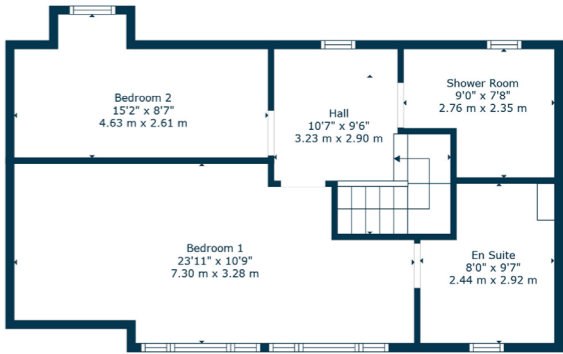
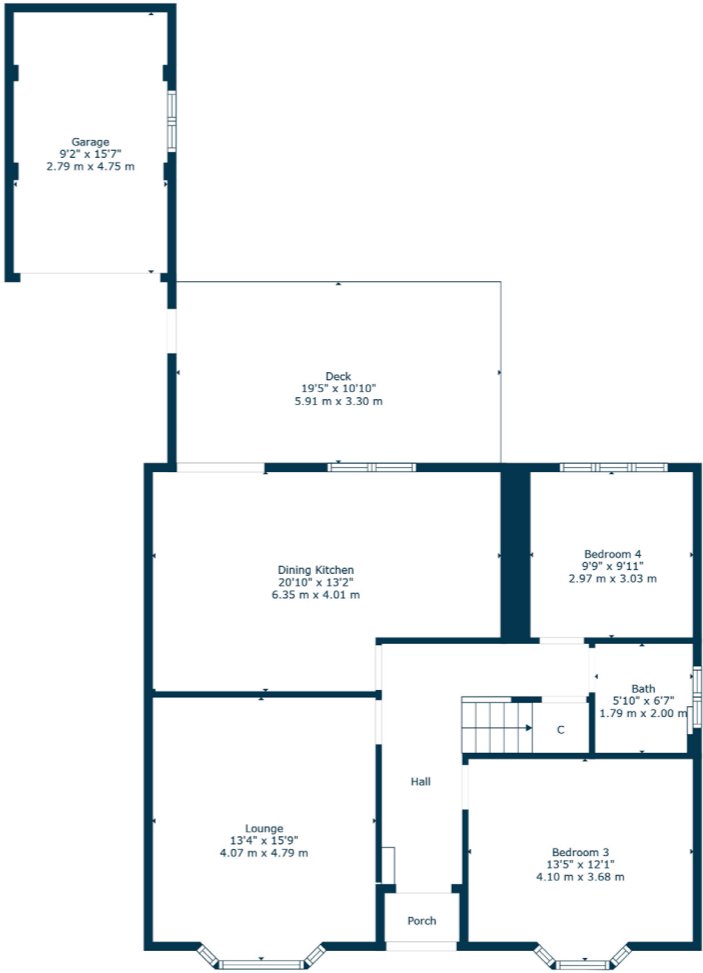
The property is further enhanced by gas central heating, double glazing and oak doors.

Outside, the garden is lawned to the front with a gravel driveway leading to a single garage which has power and light installed. The private, enclosed rear garden has a decked area and a level lawn area surrounded by timber fence and hedge.









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.

BD3593 | Sat Nav: 17 Larchfield Road, Bearsden, G61 1AP

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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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