

1 Upper Glenburn Road

Bearsden



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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

This wonderful, detached, sandstone villa is situated on an extensive and level plot in the sought after Thorn area of Bearsden. Beautifully presented throughout, the accommodation extends to circa. 2385 square feet.

The property has been meticulously maintained, upgraded and extended over the years yet still retains a wealth of period features. Improvements include:- replacement double glazed sash and casement windows, new slate roof, fresh, contemporary decoration throughout and a fabulous rear extension, creating a wonderful open plan kitchen/family room, very much conducive to modern day family living. On the ground floor, the spacious accommodation comprises:- entrance hall, with sweeping staircase, front facing reception room, with gas fire and beautiful corning, a further front facing reception room, currently used as a dining room, study, overlooking the rear garden, spectacular and expansive modern kitchen and family room, utility and wc. There is also beautiful herringbone flooring in the reception hallway, dining room and study.

The rear extension truly represents the 'heart of the home', with a kitchen, featuring a central island and a range of base storage units, open plan to a family room, which is flooded with an abundance of natural light, courtesy of two large Velux windows and bi fold doors that span the rear elevation. From here, there are wonderful views and access out to a well maintained, landscaped, south facing garden. The upper floor comprises:- a principal bedroom, to the front, with en suite shower room, three further double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a gravelled driveway, front garden, double garage, with electric door and, as previously mentioned, a stunning private rear garden, with patio area off the kitchen, for outside entertaining.







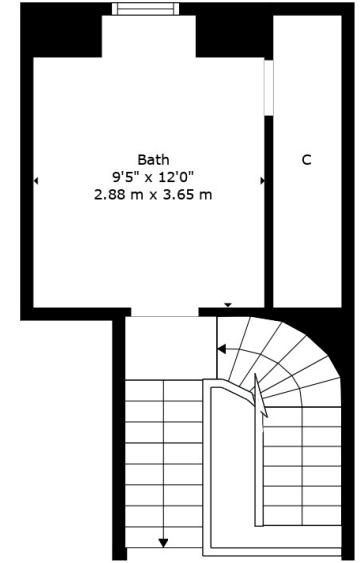
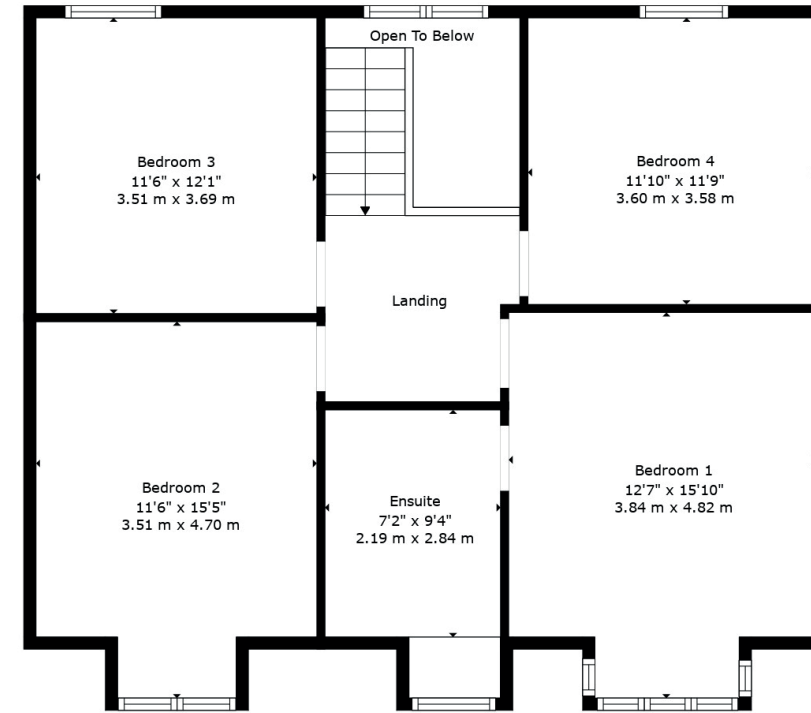
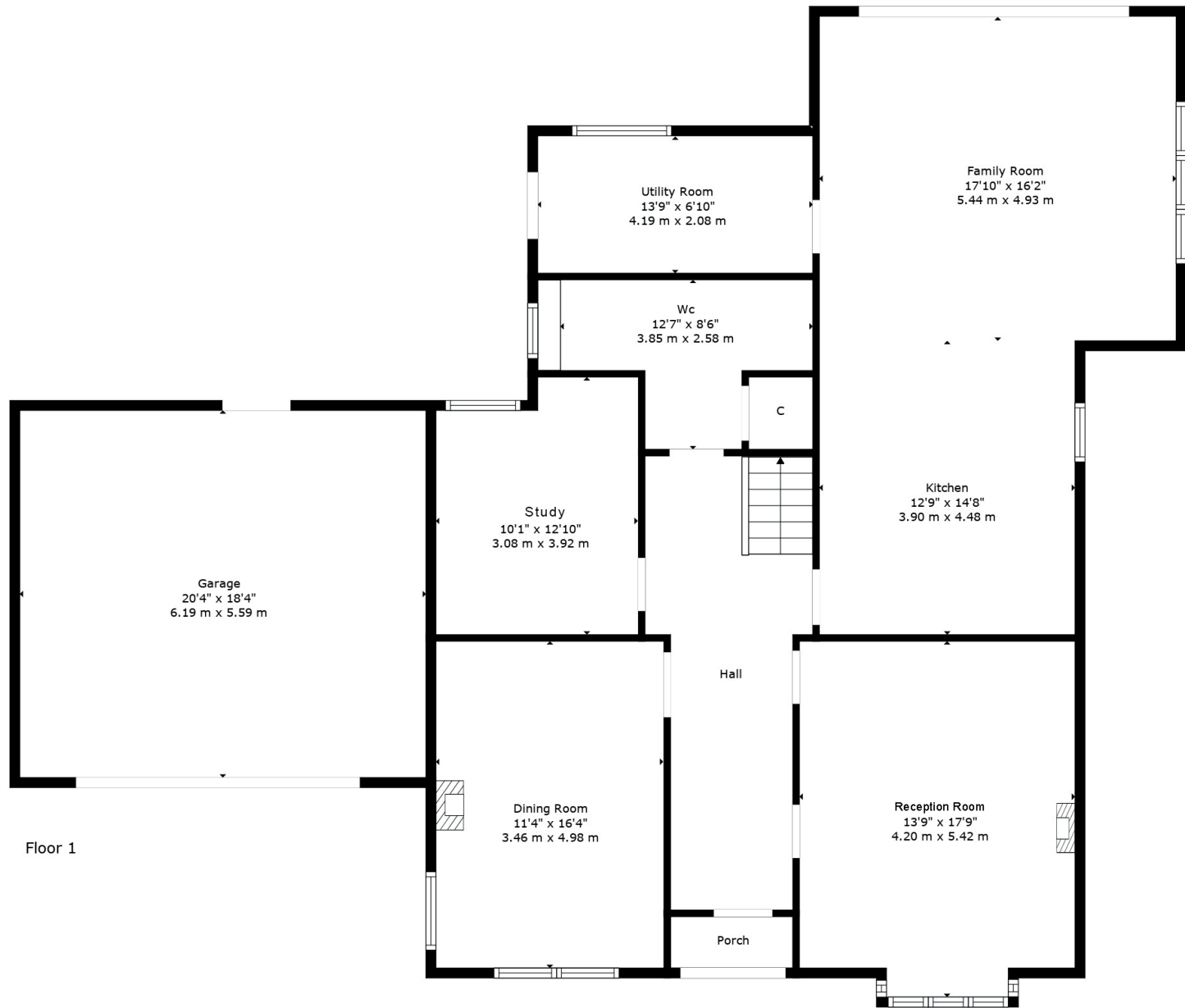












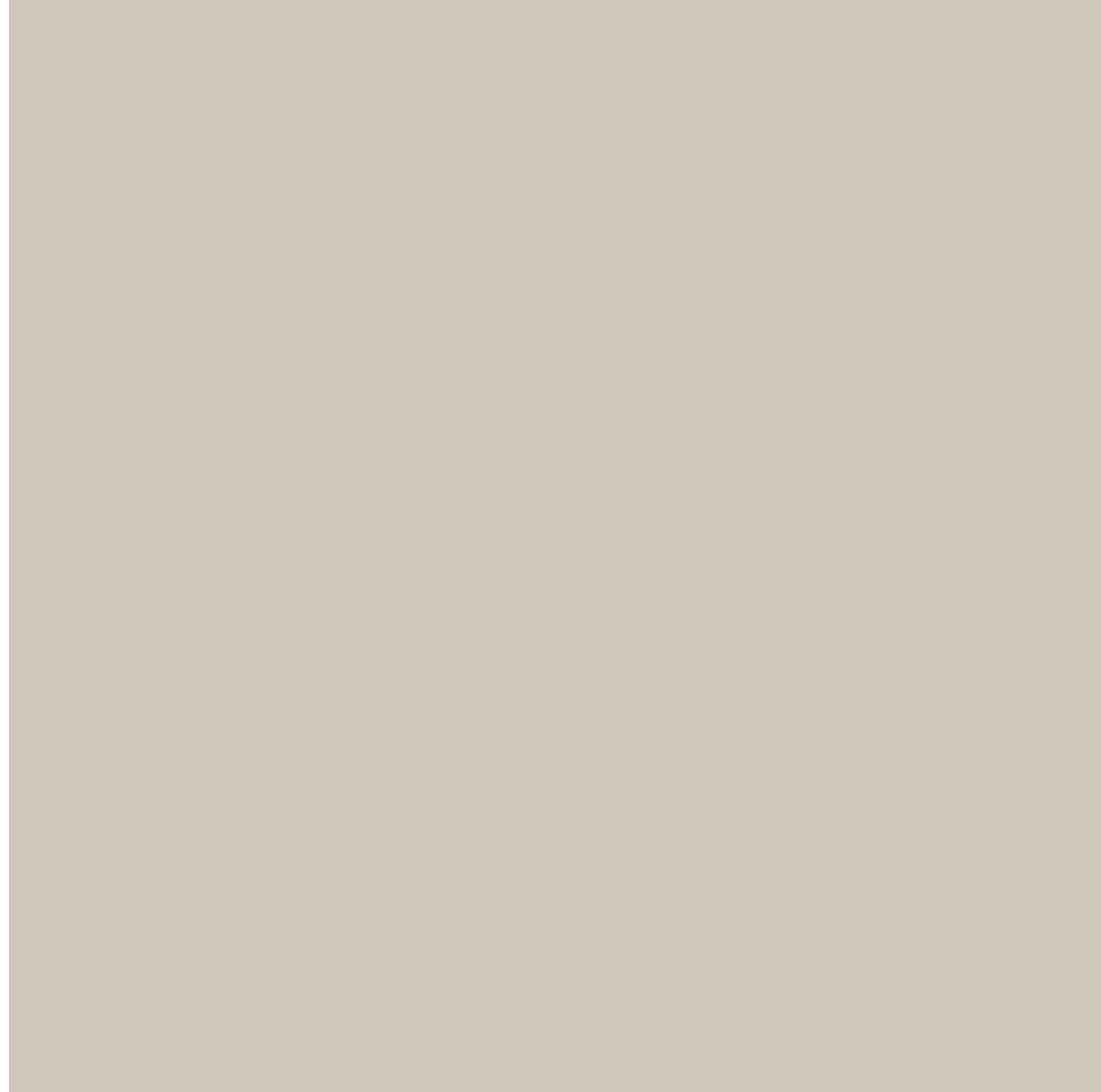
Local Area

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.

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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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