



**4 KILMARDINNY DRIVE**

BEARSDEN

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)





**3 | BEDROOMS**

**3 | BATHROOMS**

**1 | PUBLIC ROOM**

**Completely renovated in 2021 and presented in immaculate order throughout, this three bedroom semi-detached villa is located in a popular residential neighbourhood. Offering true 'turn key' accommodation, ensuite and externally benefiting from level gardens, a detached garage and large driveway with space for multiple vehicles.**

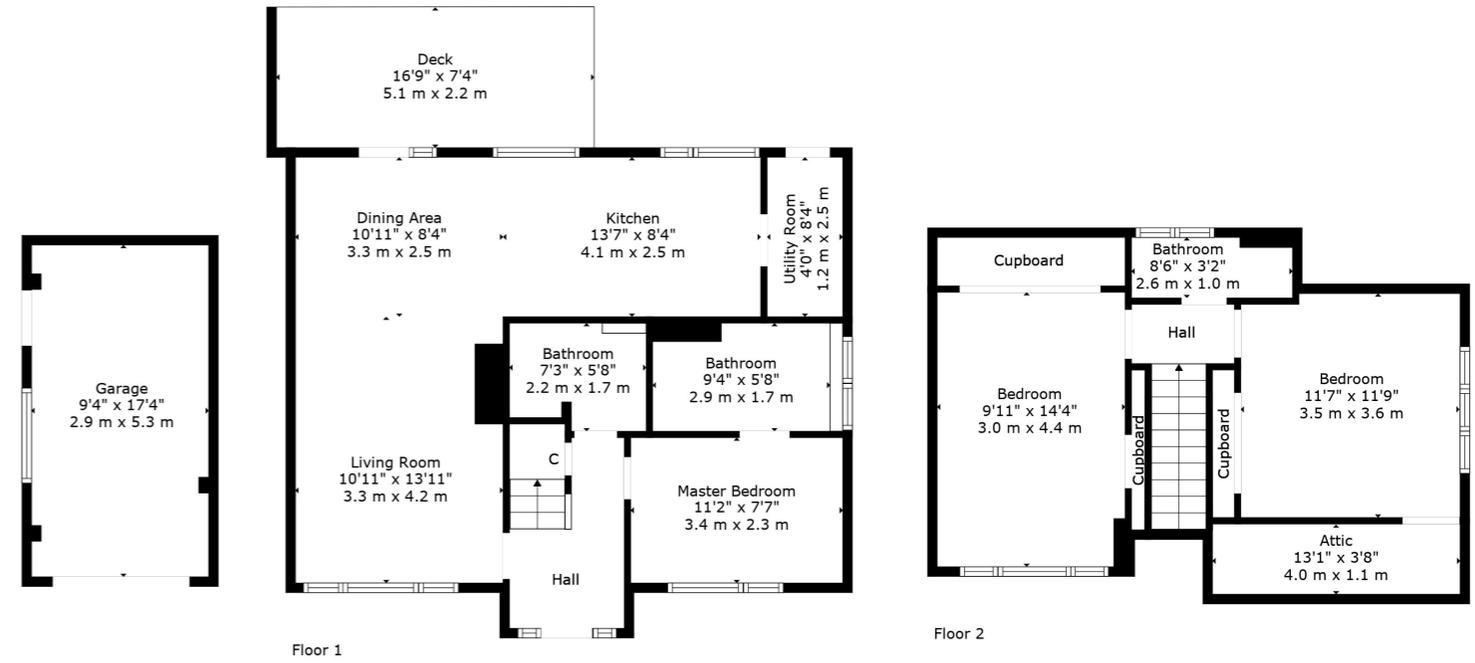
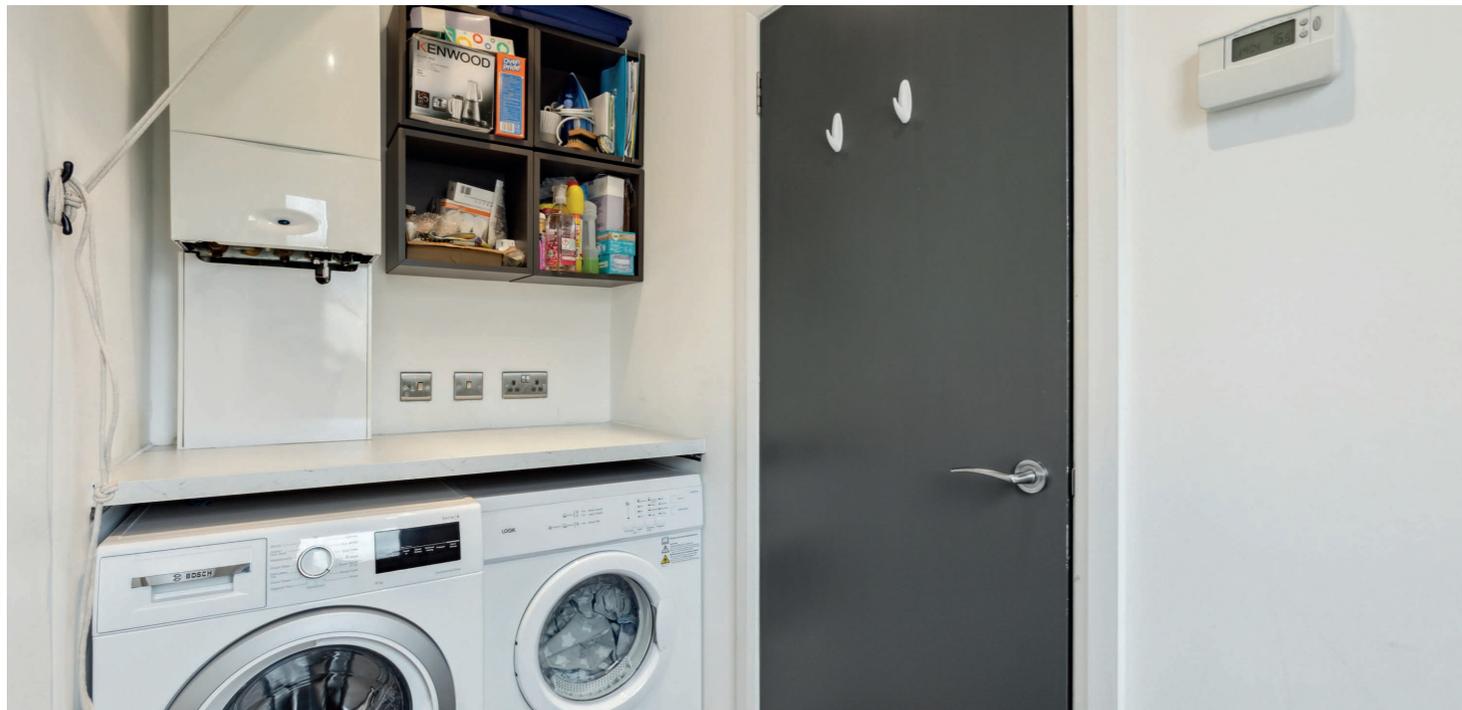
The accommodation comprises; welcoming reception hallway accessing a downstairs family bathroom with three piece suite, large and open planned lounge, dining room and modern well appointed kitchen, utility room, and the principal bedroom with ensuite shower room completes the lower level accommodation. Stairs lead up to the upper landing and two good sized bedrooms both with fitted storage and an additional shower room off landing. Externally the garden is a superb size, family friendly and is laid predominantly to lawn featuring a raised deck area immediately out from the property. A fantastic family home located in a popular and very convenient neighbourhood.

Our clients have had drawings completed for conversion of the garage into a home office, in relation to which East Dunbartonshire Council granted the relevant Building Warrant on 6th July 2022 (Application Reference Number: ED/BS/22/0341/BSW). These drawings can be passed on to the new owner.









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.

**BD3637** | Sat Nav: 4 Kilmardinny Drive, Bearsden, G61 3PD

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.



WE'RE **SOLD** ON  
YOUR FUTURE

  
C O R U M

Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)