



**32 OLD FARM ROAD**  
BEARSDEN

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4 | BEDROOMS

5 | BATHROOMS

3 | PUBLIC ROOMS

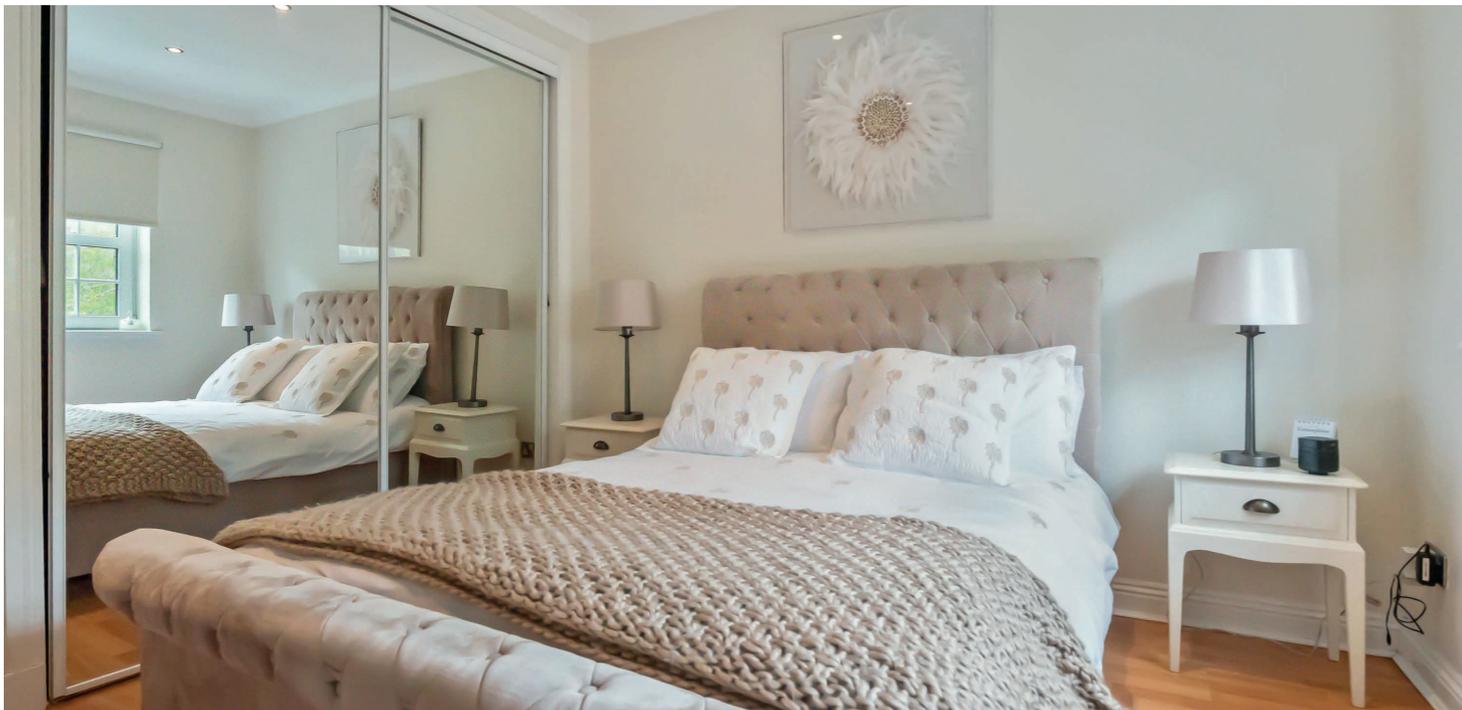
Situated in a delightful canal-side cul-de-sac setting, and boasting an enviable end of terrace position, this impressive six apartment townhouse offers a flexible layout of living accommodation in excess of 2000 square feet. These rarely available homes have an idyllic south facing outlook onto the Forth and Clyde Canal, which can be enjoyed from the first-floor balcony/terrace. The property has the added benefits of a substantial driveway, providing off-street parking, and an integral single size garage. There is also gas central heating and double glazing.

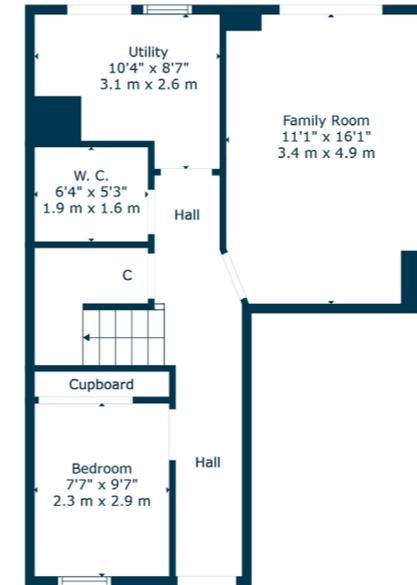
In full the accommodation comprises; large reception hallway with under stair storage, family room or bedroom five to the rear with doors out to a patio and rear gardens, home office or bedroom four to the front, cloakroom/wc, and laundry/utility room with door out to rear. Stairs lead up to the first floor comprising large hallway with storage, generously proportioned lounge with double doors out to a balcony/terrace, superb large open planned dining room and stylish modern kitchen featuring Amtico flooring, a range of base and wall mounted units, including double ovens with warming drawers as well as a pull out larder, integrated appliances and large central island housing additional storage, breakfast bar dining space, and wine fridge, and a further cloakroom/wc. Stairs lead up to the second floor where there is a principal bedroom with twin set fitted wardrobes and en-suite shower room, second bedroom with en-suite shower room and fitted wardrobes, third bedroom with fitted wardrobes and to complete the accommodation there is an attractive family bathroom.

Externally there are beautifully presented tiered landscaped rear gardens including a patio area immediately adjacent to the property, lawn sections, and an upper large decking area which extends to more than 100 square metres with uplighters and spotlights, power and water supply perfect for alfresco dining and entertaining.

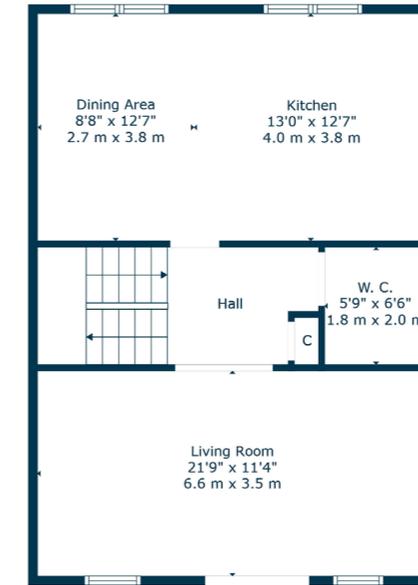




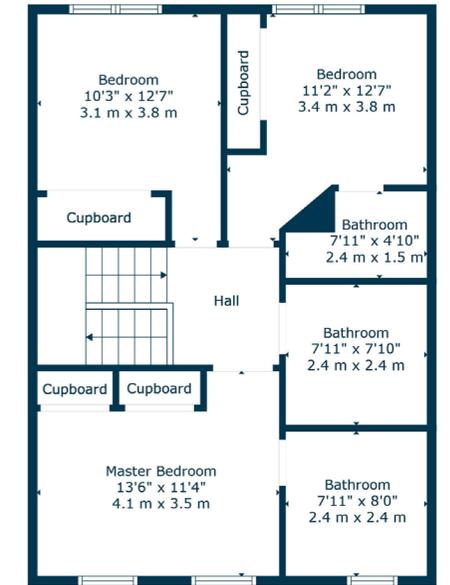




Floor 1



Floor 2



Floor 3



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.

**BD3660** | Sat Nav: 32 Old Farm Road, Bearsden, G61 1QA

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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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