



40 STIRLING AVENUE
BEARSDEN

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

This extended, extremely spacious family home is situated in Bearsden's popular Westerton district and offers a hugely flexible and adaptable layout, private and enclosed rear gardens and a driveway to the front. The property delivers an extremely pleasant open aspect to the front and a peaceful views to the rear.

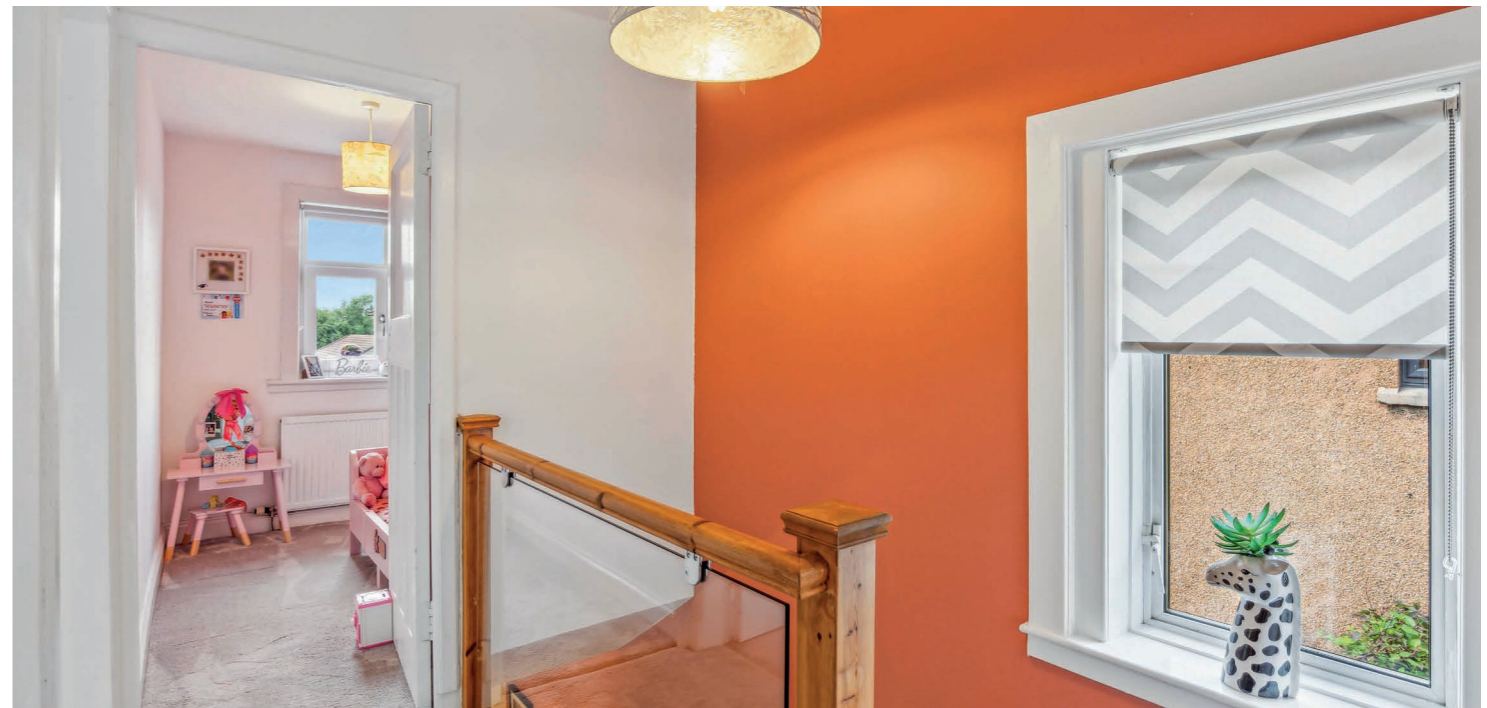
The subjects comprise:- vestibule, hall, with clever in-built under stairs storage, lounge, featuring a bay window and attractive fireplace, with wood burner inset, large open plan dining room and modern kitchen, with a range of base and wall mounted units, and a rear facing additional family room, with a utility WC off. Upstairs, there are three bedrooms and, to complete the accommodation, there is an attractive main bathroom, with three piece suite and over bath shower.

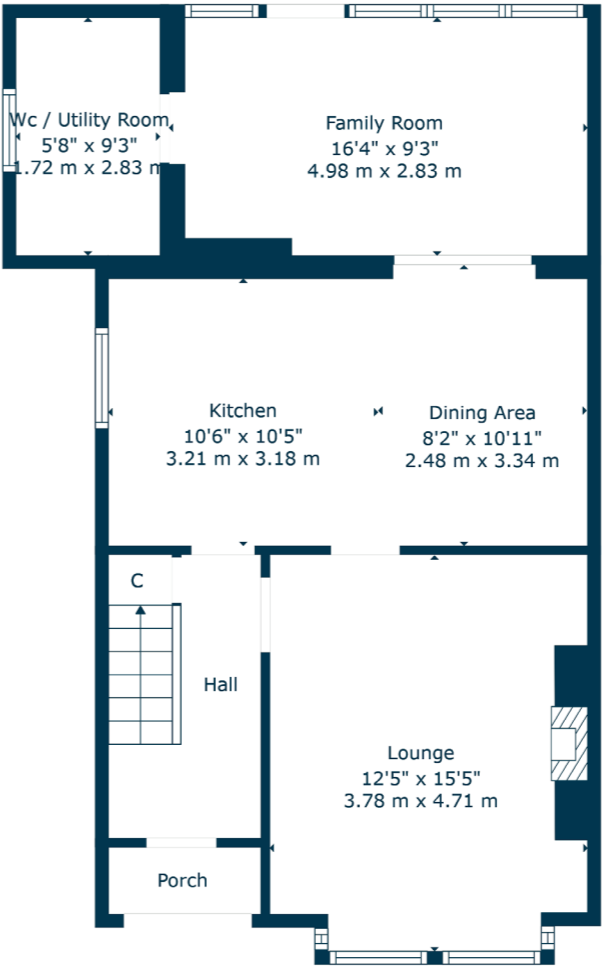
The specification includes gas central heating and double glazing.

The property sits on a particularly nice plot, with privacy to both the front and rear. The rear gardens are particularly attractive and comprise a lawned area, decked section and gravelled borders. There is a good sized drive, with space for multiple vehicles.

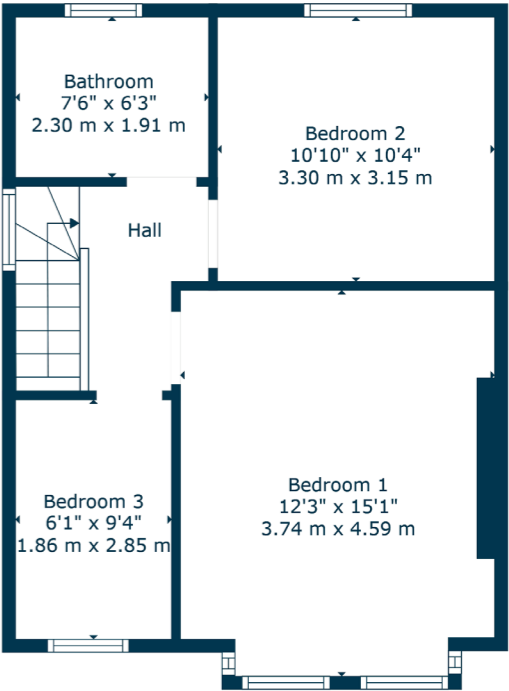








Ground Floor



1st Floor

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.

BD3734 | Sat Nav: 40 Stirling Avenue, Bearsden, G61 1PD

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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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