



12 KILMARDINNY CRESCENT

BEARSDEN

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Number 12 Kilwardinny Crescent could easily be coined a ‘hidden gem’ or be argued to have one of the best plots and positions on the Crescent, boasting peaceful outlooks and open views. The property offers a quite idyllic setting whilst being ideally placed for a host of local amenities, recreational pursuits, and falling within the catchment area for both Bearsden Primary and the excellent Bearsden Academy. A rarely available, meticulously maintained three bedroom, detached villa, with detached garage and particularly attractive and generous gardens.

In full the generous accommodation comprises; reception hallway with well appointed downstairs shower room and well equipped utility room off, immensely bright and spacious principal lounge with focal point fireplace and beautiful outlook over the gardens, a particularly large, wonderfully bright and airy open planned additional family room, dining room and attractive modern kitchen with a range of base and wall mounted units, integrated appliances including range cooker and large breakfast bar, and to complete the lower accommodation there is a spacious double bedroom with integrated wardrobes. Upstairs, there are a further two fabulous double bedrooms, with the principal offering quite superb views, plentiful fitted storage and a well appointed ensuite shower room, and the second with lots of fitted wardrobes and a beautiful outlook over the gardens, and there is also a spacious family bathroom, featuring a three piece suite with shower over bath.

The property is further enhanced by oil central heating and double glazing.

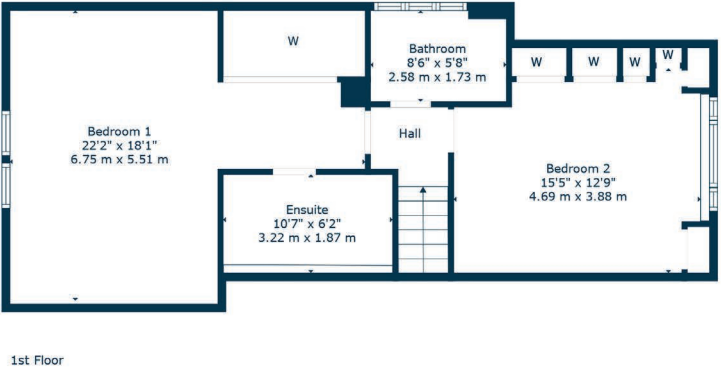
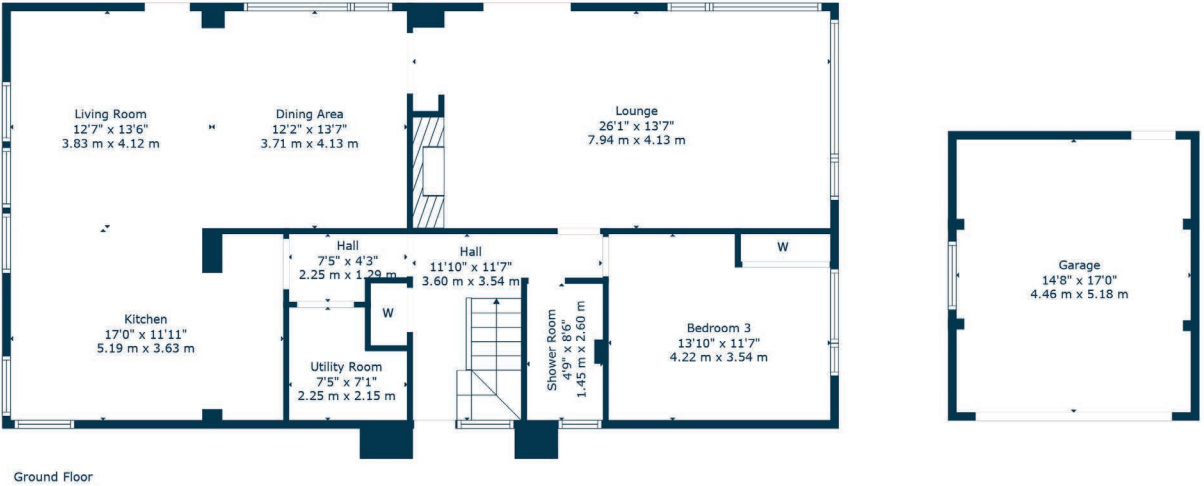
Externally, the property benefits from beautifully maintained landscaped gardens. To the front of the property, there is a substantial driveway with ample space for multiple vehicles, a large lawn, mature beds and borders with mature shrubs and trees. There is also a detached garage, a greenhouse, a summerhouse and a garden hut. To the rear of the property, there are fabulous and particularly large garden grounds, featuring extensive lawns surrounded by beautiful trees, plants and shrubs, and a patio area.

12 Kilwardinny Crescent in our opinion is a truly special home, boasting a highly attractive location, and wonderful plot, and is a home that will no doubt meet the needs and demands of a large audience of prospective buyer.









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.

BD3787 | Sat Nav: 12 Kilmardinny Crescent, Bearsden, G613NR

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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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Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk