



**89A SPEIRS ROAD**

BEARSDEN

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

A light, bright and extremely well presented ground floor one-bedroom flat that features a private garage, residents' parking, an open outlook, and a private balcony. Additional highlights include secure entry, double glazing, and electric heating.

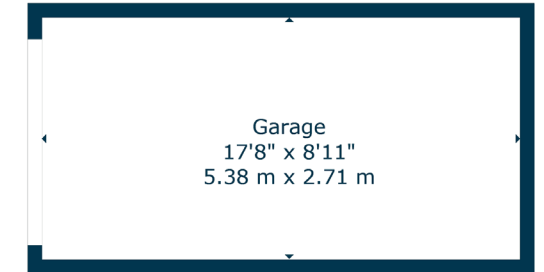
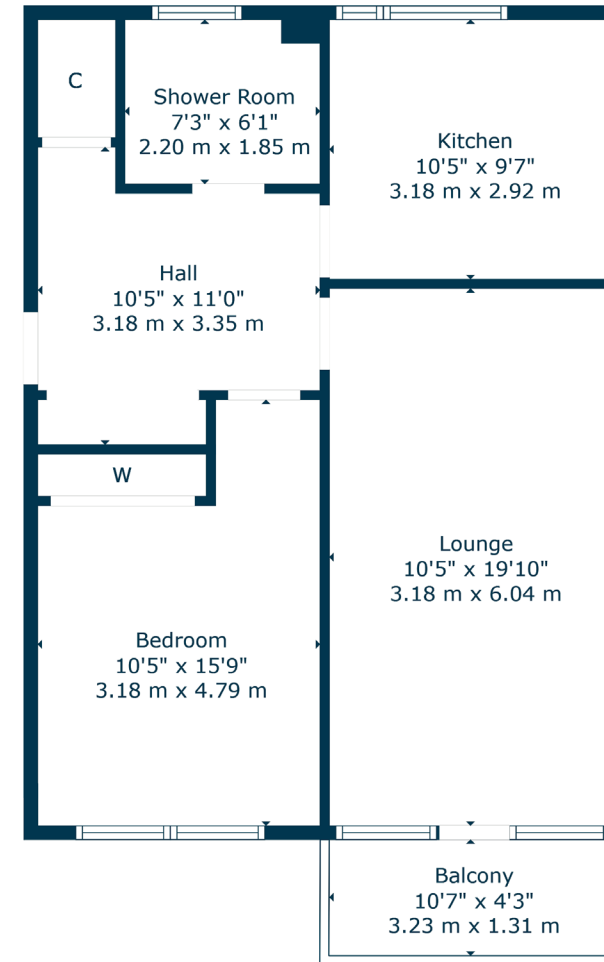
Accessed via a well-maintained residents' hall and stairwell, this spacious ground-floor apartment comprises a reception hallway with storage, a bright and airy lounge with patio doors leading to a private balcony overlooking the communal gardens, and a modern, well-equipped kitchen with a range of base and wall-mounted units. The attractive bathroom offers a three-piece suite with a shower. The generous double bedroom includes integrated wardrobes, providing ample storage space.

Externally, the property benefits from beautifully maintained communal gardens and convenient residents' parking.









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.

**BD3799** | Sat Nav: 89A Speirs Road, Bearsden, G61 2NU

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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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