



31 CAMPSIE DRIVE

BEARSDEN

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

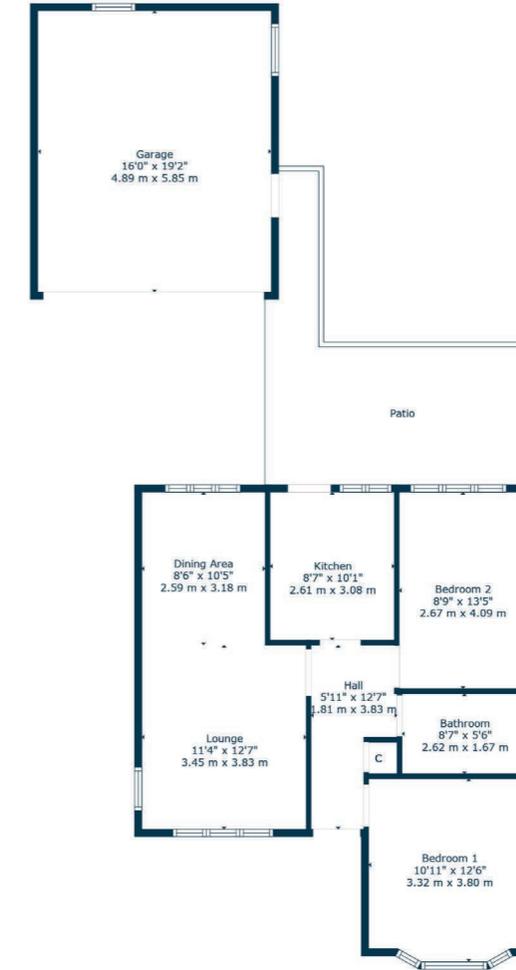
Situated in the desirable Mosshead district of Bearsden, this charming detached bungalow, built by WS Gordon, offers well-maintained accommodation within a sought-after residential setting. The property features an open-plan lounge and dining area, two spacious double bedrooms, a modern kitchen, and a contemporary bathroom. The sizeable attic remains undeveloped, presenting excellent potential for additional living space, subject to the necessary planning permissions—an enhancement already undertaken in similar properties nearby.

The home is presented in excellent order, with white-framed UPVc double-glazed windows and a modern gas central heating system installed in 2018, powered by a Vokera combination boiler. The kitchen is fitted with sleek, high-gloss white units and complemented by matte black work surfaces, while the bathroom boasts a white suite, tiled flooring, and a chrome towel radiator. Internally, the house has been freshly decorated throughout. Externally, the roof has been re-tiled, ensuring peace of mind for future homeowners.

The property sits within a generous garden plot, with a long gravel driveway leading to a detached double garage. The front garden is neatly laid to lawn with bordered flowerbeds, while the west-facing rear garden is extremely generous and offers scope to develop.

This delightful bungalow presents a fantastic opportunity to secure a well-presented home in a highly regarded location, with flexible accommodation and exciting potential for further development.





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.

BD3809 | Sat Nav: 31 Campsie Drive, Bearsden, G61 3HZ

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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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