



**17 KILMARDINNY GROVE**  
BEARSDEN

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

Set within a sought-after residential enclave, this generously proportioned detached villa enjoys a mature, rear garden, with a desirable southerly aspect, and generous family accommodation, benefitting from a flexible layout, across three levels. This is a fantastic opportunity for those looking to create their ideal family home in an extremely popular neighbourhood.

The ground floor features a welcoming entrance hall leading to a spacious lounge, which flows seamlessly into a dining area and further into a bright sunroom, with direct access to the rear garden. The kitchen, to the rear of the house, which offers great space, features a range of base and wall mounted units and is complemented by a separate utility room and a convenient WC.

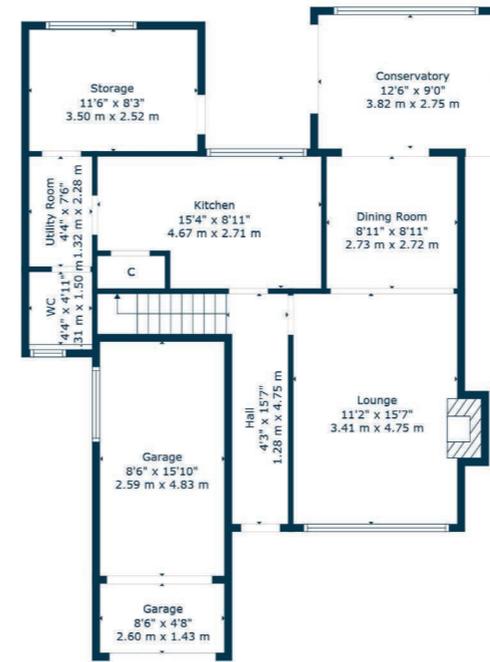
On the first floor, there are three well proportioned double bedrooms and a family bathroom, complete with a four-piece suite, including a spa-style bath and a separate shower cubicle. The top floor offers additional versatility, featuring a fourth bedroom, with an en-suite shower room and a study area.

Additional features include gas central heating, double glazing (excluding the conservatory and WC), a driveway, providing ample parking, and an integral garage. The mature rear garden offers an enclosed, private and level child friendly space. With its fantastic location, generous proportions and exceptional potential, this property represents an exciting opportunity to create a bespoke family home in a highly desirable setting.

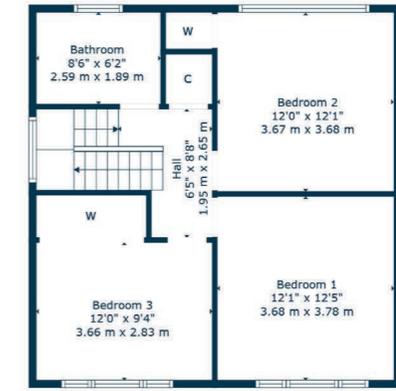




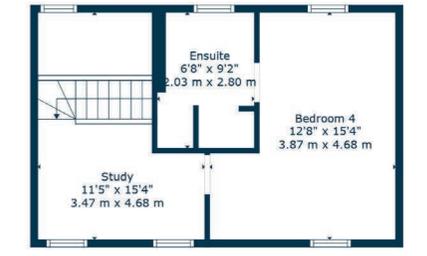




Ground Floor



1st Floor



2nd 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.

**BD3814** | Sat Nav: 17 Kilmardinny Grove, Bearsden, G61 3NY

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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](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)