



4 LUBNAIG GARDENS

BEARSDEN

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Tucked away on a quiet residential lane, within the sought-after catchment for Bearsden Academy, this detached, chalet-style villa offers a superbly extended and versatile family home. Thoughtfully reconfigured by the current owners, the property offers three generous double bedrooms, a wonderfully private setting and level, enclosed rear gardens.

This well-proportioned chalet-style villa offers spacious and versatile accommodation over two levels, extending to approximately 1,117 sq. ft. (104 sq. m). The ground floor is centred around a welcoming hall, which connects to the main living areas, including a generous front-facing living room, a large double bedroom, a separate dining area and a bright kitchen, with rear garden access. A modern family bathroom is also located on this level, well-placed to serve both residents and guests.

Upstairs, the upper floor features two further double bedrooms, including a spacious principal bedroom and a second large double room, both benefiting from excellent proportions and natural light.

The layout offers superb flexibility, with the downstairs bedroom providing an ideal guest room, home office or snug, while the upstairs rooms cater comfortably to family living.

Outside, the front garden is laid mainly to lawn, with mature planting, while the enclosed rear garden is beautifully presented, comprising patio, lawn and mature, establish beds and borders. A substantial double garage to the rear provides secure parking and storage, with additional residents' parking available nearby. The home also benefits from gas central heating and double glazing.

All in all, this is a spacious and adaptable home, in a peaceful yet highly convenient setting – a fantastic opportunity for families seeking space, flexibility and access to Bearsden's top-performing schools.

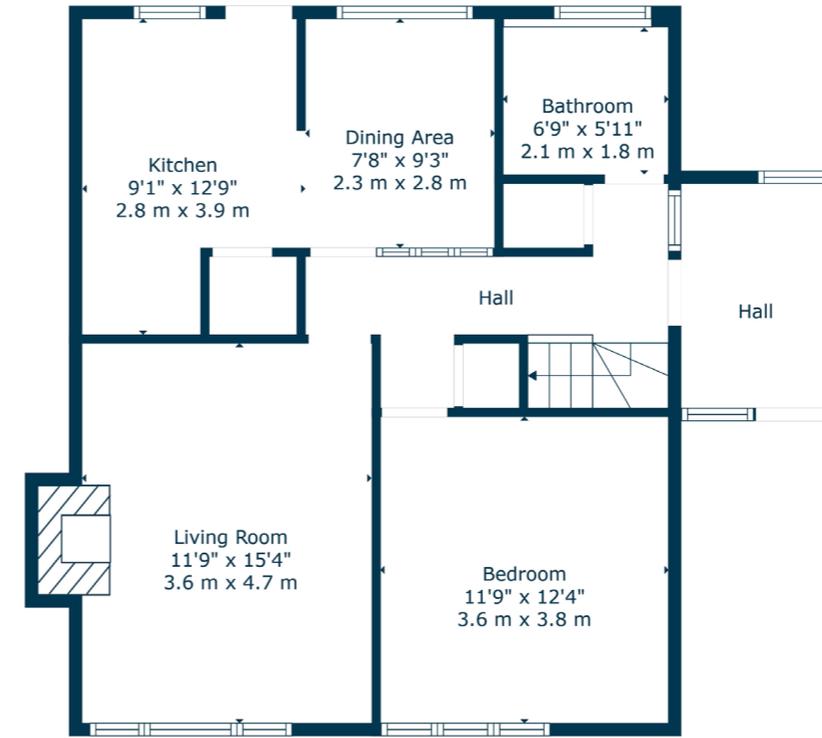




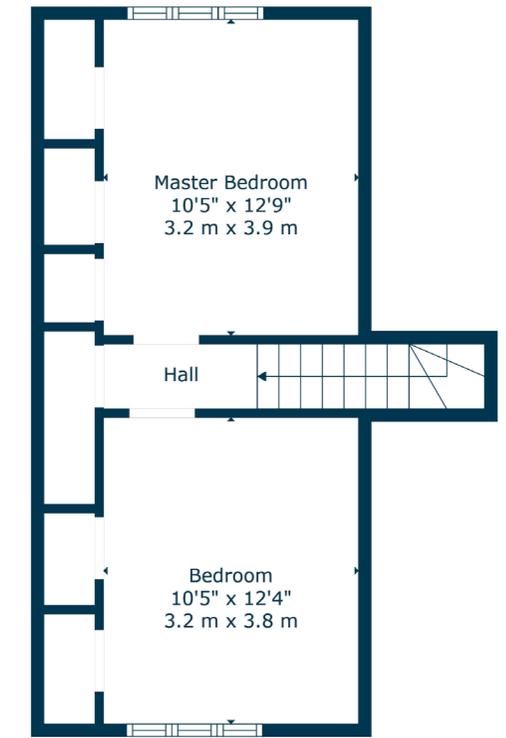








Floor 1



Floor 2

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.

BD3819 | Sat Nav: 4 Lubnaig Gardens, Bearsden, G61 4QX

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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