



31 RANNOCH DRIVE
BEARSDEN

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c o r u m



3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Situated in a highly desirable pocket of Bearsden, this exceptional three-bedroom detached bungalow offers stylish, modern living, with a successful rear extension and flexible family accommodation across two levels.

Externally, the property boasts generous off-road parking, an ev charging point, a garage and professionally landscaped, child-friendly rear gardens. Designed for both relaxation and entertaining, the outdoor space features a patio area, low-maintenance artificial grass lawn and a truly outstanding garden room. This high-specification retreat is complete with bifold doors and a bespoke bar, creating the perfect space for social gatherings or a private escape.

The accommodation is well-proportioned and flows seamlessly, beginning with a welcoming reception hallway. There is a formal lounge, featuring a charming fireplace, with impressive wood burning stove, offering a cozy yet refined living space. A formal dining room opens effortlessly into a stylish kitchen, which, in turn, extends into a bright and inviting family sitting room - ideal for modern open-plan living.

The ground floor is further enhanced by two spacious double bedrooms, one of which benefits from an en suite WC, as well as a well-appointed family bathroom. The upper level is dedicated to a superb principal bedroom.

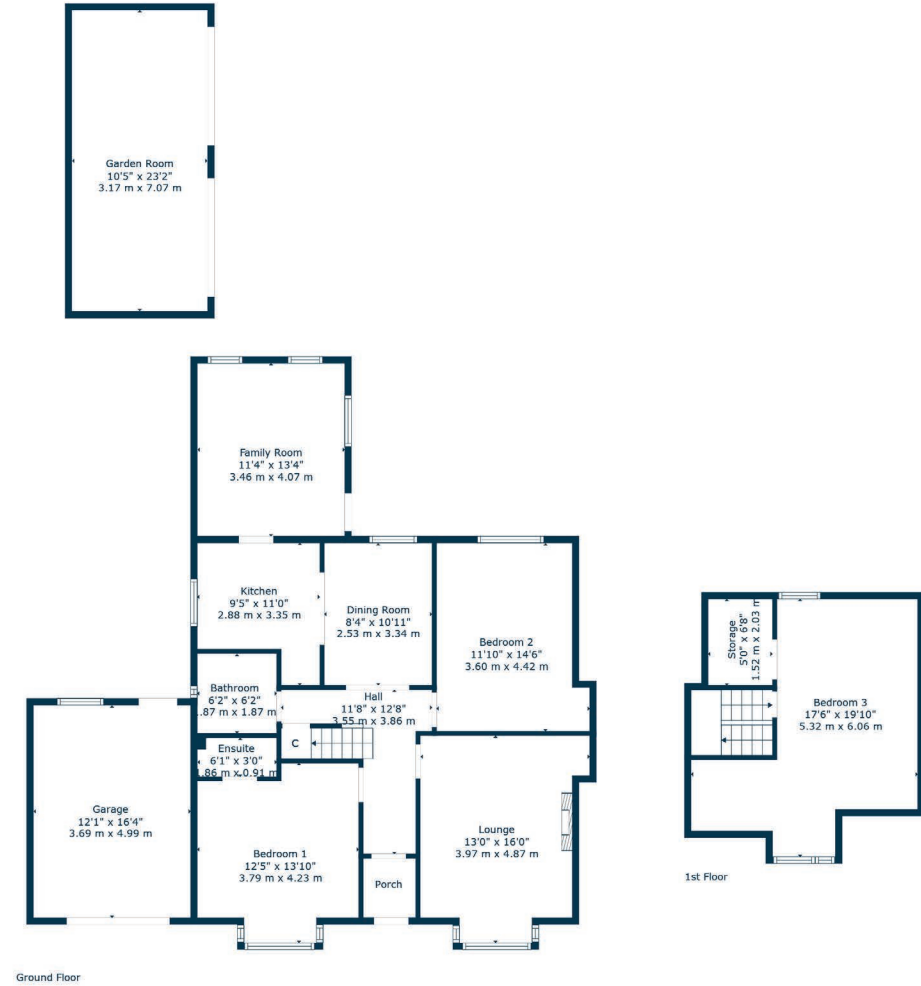
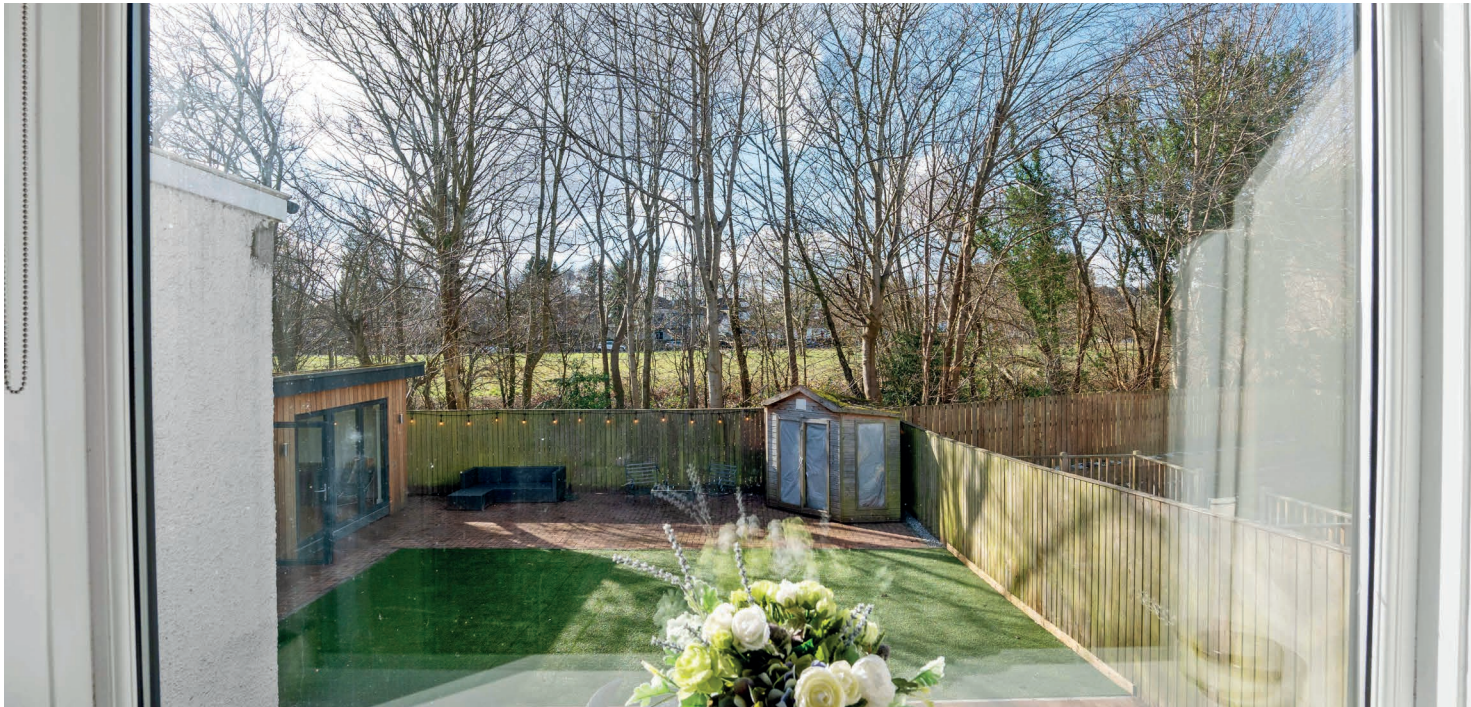
Located within the catchment for highly regarded local schooling, this sought-after area of Bearsden offers excellent access to Glasgow's West End and City Centre. A full range of amenities, including boutique shops, cafés, restaurants, and outstanding sporting facilities, are all within easy reach.

This truly impressive home offers an exceptional balance of style, comfort and practicality.









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.

BD3823 | Sat Nav: 31 Rannoch Drive, Bearsden, G61 2JJ

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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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