



14 ALEXANDER GROVE

BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

14 Alexander Grove is a three bedroom, mid terrace villa, built by Cala homes in circa 2018. The property is situated in the popular Kilmardinny Heights development in Bearsden and falls within the catchment area for the sought after Bearsden Primary and Bearsden Academy.

Decorated in neutral tones throughout, and, with a rear extension, this well presented family home offers excellent flexible living accommodation.

The accommodation comprises:- entrance hallway, with cupboard off, which leads to a well-proportioned front facing lounge. An inner hallway, provides access to a downstairs WC (including a waste pipe for a shower, which was pre-installed, under the floor, by Cala) and a further useful storage cupboard. To the rear of the property, there is a fantastic open plan kitchen and dining area, with Bi - Fold doors providing direct access to a south facing rear garden, where a patio area provides ideal space for outdoor dining . The kitchen features a range of white wall mounted and base units, together with a range of integrated appliances.

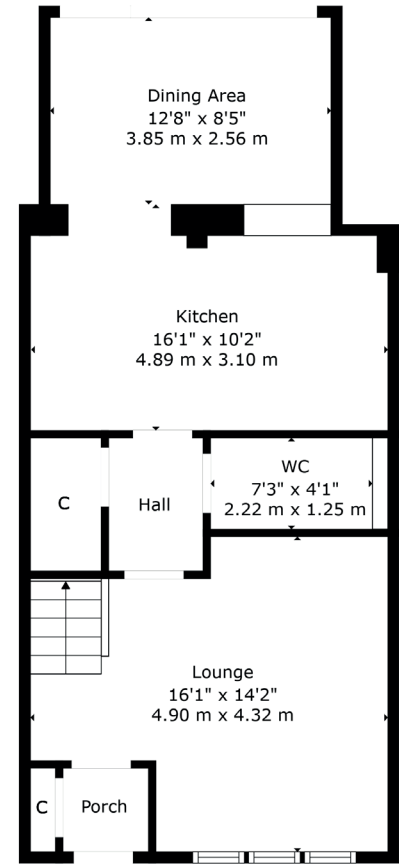
The upper landing benefits from an additional storage cupboard and provides access to three double bedrooms, all of which have fitted wardrobes, providing ample storage, and a beautiful family bathroom, with a three piece suite and overhead shower. There is also useful loft space, which is approximately 75% floored.

The property is further enhanced by double glazing, gas central heating, two allocated parking spaces and visitor parking within a residents' car park.

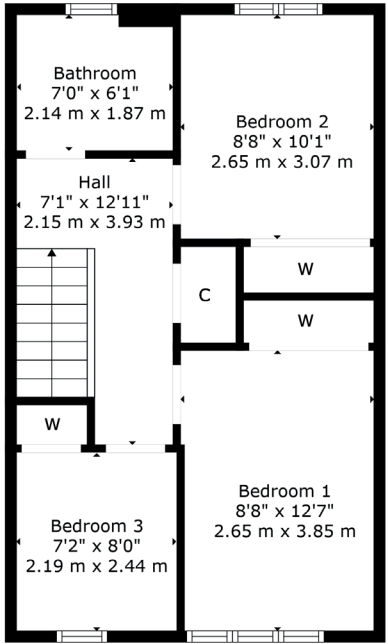








Ground Floor



1st 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.

BD3820 | Sat Nav: 14 Alexander Grove, Bearsden, G61 3ED

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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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