



26 ROMAN ROAD

BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Balcairn is a truly outstanding Victorian semi-detached villa, perfectly positioned in the heart of Old Bearsden, and a short walk from Bearsden Cross. A home of undeniable character, it seamlessly blends charming period elegance with contemporary refinement, offering a superb balance of original Victorian features and modern luxury.

Meticulously upgraded and maintained, the property benefits from double glazing throughout, solid oak hardwood flooring, and a rear extension enhancing both space and functionality.

Beyond the original storm doors, a grand reception hallway sets a welcoming tone, featuring a magnificent staircase and a convenient WC. To the front, the formal bay-windowed lounge is a beautifully bright and elegant space, enhanced by intricate corncicing and a striking period fireplace housing a wood burning stove at its focal point.

The heart of the home is a well-appointed dining kitchen with an array of wall and floor units. Full height French doors bathe the kitchen with light and afford a full view of the decking area and enclosed south-facing rear garden. The garden is laid mainly to lawn, with a lovely patio, play area and mature beds.

Off the kitchen there is a superb rear extension which provides a stylish and spacious family room which is ideal for relaxation and entertaining, alongside a dedicated study area, thoughtfully designed with integrated storage—a perfect work-from-home solution.

Ascending the elegant staircase, a beautiful cupola ceiling provides an abundance of natural light. The upper level offers three well-proportioned bedrooms. The principal bedroom is a particularly impressive space, featuring a bay window and generous dimensions. In addition, there is a large second double bedroom to the rear and a third charming single bedroom to the front. The family bathroom, located at the half landing, is finished to an excellent standard, featuring a three-piece white suite, an over-bath thermostatic shower, and a discreet yet practical integrated storage/utility cupboard housing a combi boiler. Further storage space is provided by the floored attic space which is accessed via the spacious upstairs landing.

Further enhancing the appeal of this magnificent home is plentiful driveway parking to the front and detached single car garage.

In summary, Balcairn is an exceptional home for discerning buyers seeking a blend of heritage, style, and modern convenience."













Perfectly situated in one of Bearsden's most desirable locations, Balcairn offers unparalleled access to boutique shops, cafés, and services located at Bearsden Cross. The area is home to excellent schooling at all levels within both the state and independent sector. Balcairn is within the catchment for Bearsden Primary School and the consistently high-performing Bearsden Academy. Train links to Glasgow, Edinburgh and beyond are a short walk away. 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.

BD3821 | Sat Nav: 26 Roman Road, Bearsden, G61 2SL

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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