



46 PENDICLE ROAD

BEARSDEN

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4 | BEDROOMS
2 | BATHROOMS
3 | PUBLIC ROOMS

This wonderfully spacious and beautifully versatile detached home, offering flexible family accommodation over two levels, is perfectly positioned within an ever-popular and established pocket of Bearsden.

Set on an extremely generous plot, this impressive home delivers well-proportioned interiors and a thoughtfully designed layout, ideal for modern family living. Externally, the rear garden is extremely impressive, particularly large, private and enclosed, whilst, to the front, there is a lovely mature garden and large gravelled drive leading to an attached garage.

The specification includes gas central heating, double glazing and an EV charging point.

Internally, the ground floor welcomes you with a bright and expansive hallway, providing access to all lower accommodation. There is a superb open planned modern fitted kitchen, with adjoining dining area, providing a sociable hub for everyday meals and entertaining alike, an elegant and generously sized rear facing lounge, which is flooded with natural light and has views over the rear gardens. This area opens through to a charming garden room. There are two excellent double bedrooms, one to the front and one to the side, alongside a well appointed family bathroom. From a small internal hall, accessed off the kitchen, there is an additional WC and internal access to the garage.

Upstairs, the first floor offers two further bedrooms, a superb principal bedroom, with excellent proportions, built-in storage and attractive outlooks, and a second, spacious, double bedroom. There is also the addition of a useful extra room, which could be used for a multitude of different purposes.

Externally, the home benefits from mature garden grounds, a private driveway, and a convenient attached garage. The rear garden enjoys excellent privacy - ideal for relaxing or outdoor entertaining - while the overall plot size offers exciting potential for further landscaping or extension (subject to permissions).

This is a great opportunity to secure a substantial, move-in-ready home in a sought-after Bearsden address, just moments from excellent local amenities, transport links, and highly regarded schooling.

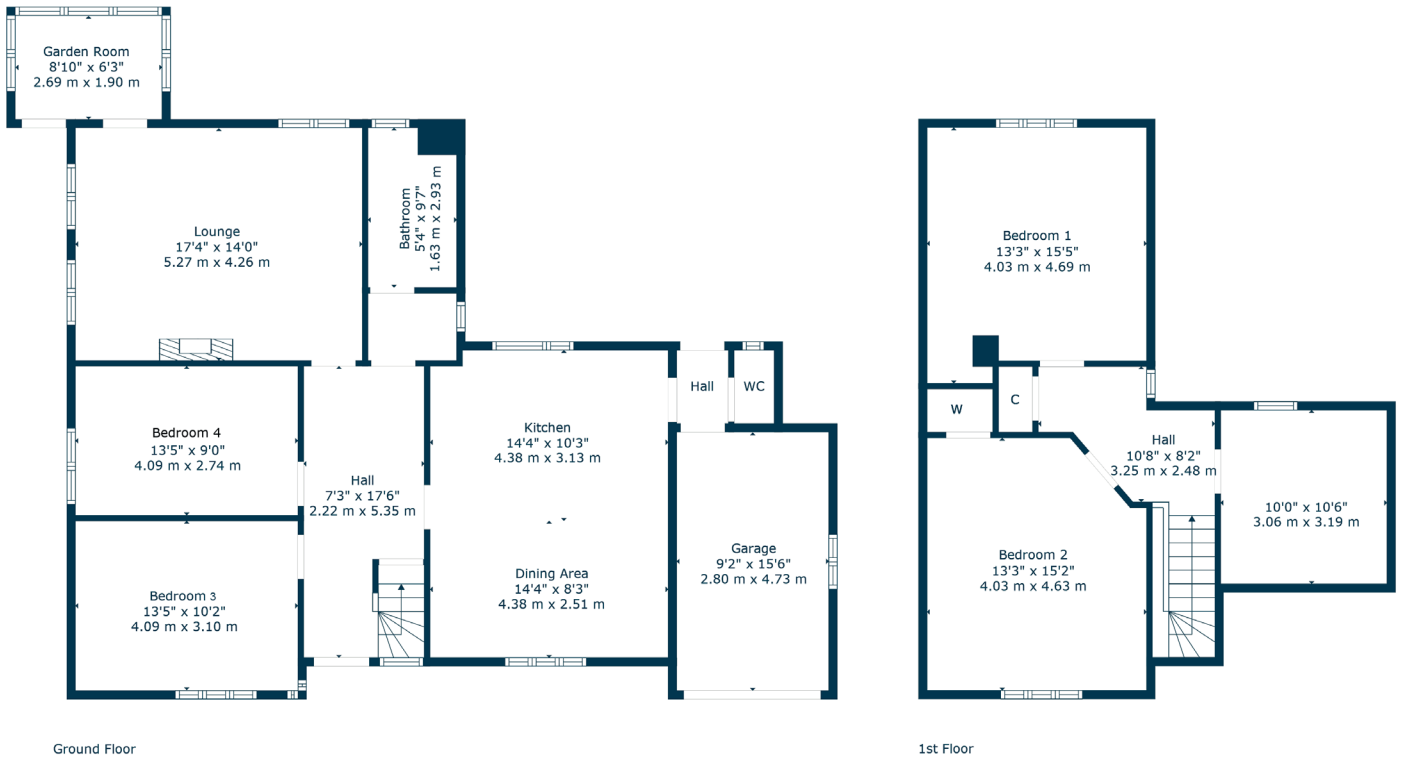












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

BD3846 | Sat Nav: 46 Pendicle Road, Bearsden, G61 1EE

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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