



# 74 CANNIESBURN QUADRANT

BEARSDEN

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

Enjoying a prime, top-floor, corner position, within the sought-after Canniesburn development, this bright and contemporary two-bedroom apartment offers generous living space, stylish interiors and excellent access to both Bearsden and Glasgow's West End.

With its elevated aspect, the property captures exceptional natural light throughout the day and enjoys attractive open views, toward the city skyline.

Canniesburn is a well-regarded residential enclave, formed through a joint venture between Cala Homes and Miller Homes, surrounded by beautifully maintained communal gardens that offer a tranquil setting for residents. The development is professionally factored by James Gibb, ensuring high standards of upkeep throughout.

The apartment is accessed via a secure entry system and opens into a spacious and welcoming reception hallway, where two useful storage cupboards (one housing the electric meter) offer excellent functionality. The standout living space is the dual-aspect lounge and dining room, an expansive and elegant area, enhanced by floor-to-ceiling glazed panels and a sliding door that leads onto a Parisian-style balcony, providing an ideal spot to enjoy the view and fresh air. A separate, modern kitchen is fitted with an excellent range of wall and base units and finished with high-quality integrated Siemens appliances, including a high-level oven and microwave, a five-burner gas hob, with overhead extraction, built-in dishwasher, fridge freezer and washing machine by Hoover. There is also space for a small breakfast table, perfect for casual dining.

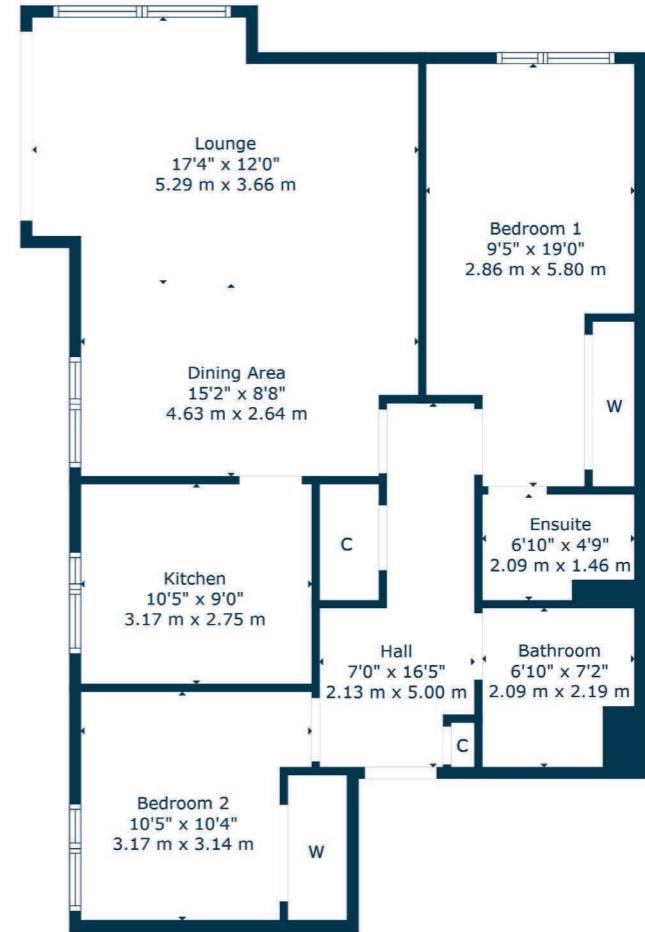
The principal bedroom is well-proportioned and features a full wall of fitted wardrobes, with sleek wood-finished sliding doors. It benefits from a private en-suite shower room, fitted with a white Laufen suite, including a large shower enclosure, with thermostatic controls, a concealed cistern WC and vanity-mounted basin. The second double bedroom also features integrated wardrobe storage and is serviced by the main bathroom, which mirrors the en-suite in design and finish, complete with an enamel bath and over-bath shower, stylish full-height tiling and a glass shower screen.

Further benefits include gas central heating (boiler replaced in 2023 and has a 10 year warranty), double glazing throughout and ample residents' parking. The apartment's setting, within this mature and leafy development, ensures a peaceful lifestyle, with all the amenities of Bearsden close at hand, while still being within easy commuting distance of the West End and city centre.









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 around 20 minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

**BD3858** | Sat Nav: 74 Canniesburn Quadrant, Bearsden, G61 1RW

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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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