



# 11 BURNMOUTH PLACE

BEARSDEN

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Nestled within the peaceful Hillfoot area of Bearsden, this spacious first floor, two bedroom apartment forms part of The Laurels, a small and highly regarded development, built by Westpoint Homes in the mid 1990s. This conveniently positioned enclave offers an attractive setting for those seeking a quiet yet well-connected place to live.

Offering generous proportions and a practical layout, this well presented, two bedroom apartment will be ideal for those looking to downsize, professional couples or individuals seeking a comfortable home, in a desirable location. The apartment's accommodation includes a good sized vestibule, with large storage cupboard off, a generous, welcoming reception hallway, with further storage off, a bright and large lounge and dining room, a separate breakfasting kitchen and a well appointed shower room, with walk in shower, basin and WC. Both bedrooms are generous doubles, with the principal bedroom enjoying the benefit of an ensuite shower room.

Externally, there are shared gardens surrounding the building, with much of the grounds laid out to accommodate parking for residents and visitors. The development is professionally managed by Speirs Gumley of Glasgow, ensuring the communal areas and gardens are well-maintained.

The location is a particular highlight of this property. Hillfoot is a highly sought-after part of Bearsden, with excellent transport links close at hand. Hillfoot Railway Station, offering regular rail services to Glasgow, is just a short walk away, and bus stops, serving the city and beyond, are even closer.

This is a fantastic opportunity to acquire a well-sized flat, in a peaceful, yet convenient, location.





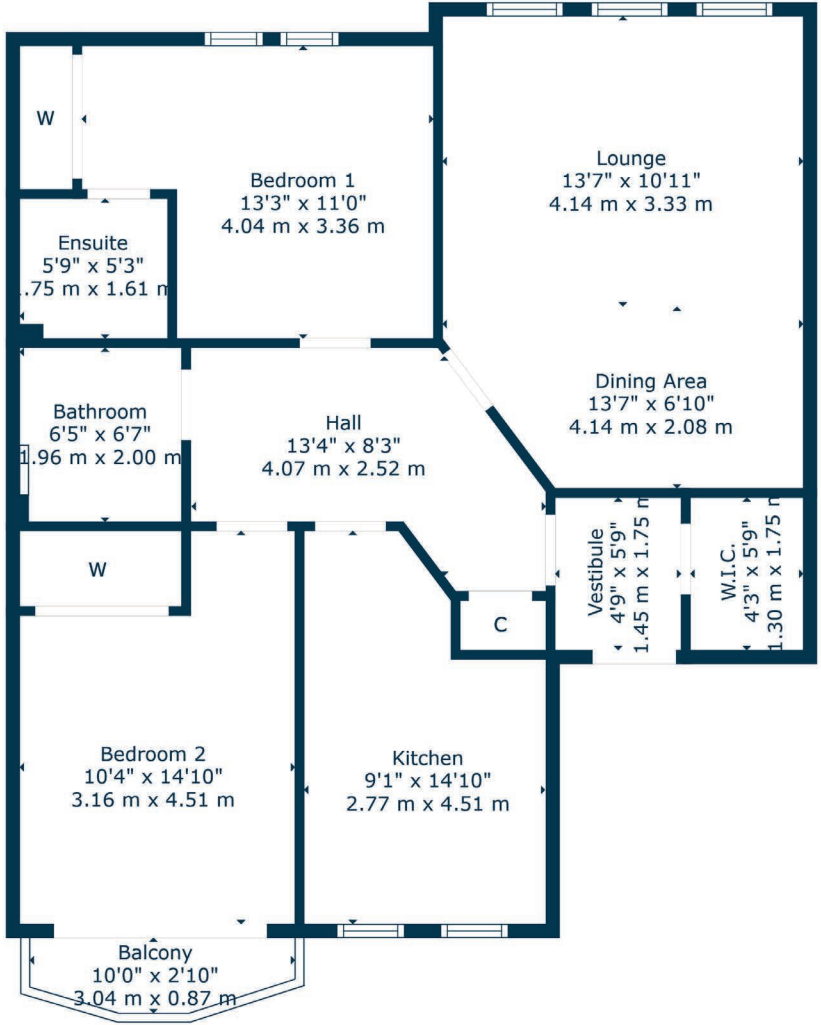












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3885** | Sat Nav: 11 Burnmouth Place, Bearsden, G61 3PG

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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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