



**43 STIRLING AVENUE**  
BEARSDEN

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**This beautifully presented, stone-fronted, three-bedroom semi-detached villa is a superb family home, perfectly positioned within a sought-after residential pocket and offering a spacious, well-balanced layout, with exceptional outdoor space. Set on a particularly generous plot, the property features a large, private, rear garden, an elevated, composite deck, with sleek glass balustrade, and driveway parking to the front.**

The interior has been thoughtfully maintained and styled, combining modern finishes with timeless character. The accommodation begins with a welcoming reception hallway, leading through to a rear facing, open-plan, kitchen and dining room, which is a standout space - bright, airy and ideal for modern family life. There is a well-fitted contemporary kitchen, which flows seamlessly into the dining area, where direct access is provided, via glazed doors, to an impressive, decked terrace, which is perfectly positioned for outdoor dining and entertaining. There is a large, formal, bay-windowed lounge, where a feature fireplace, housing a wood burning stove, creates a warm focal point.

Upstairs, there are three generous bedrooms and a beautifully appointed family bathroom, featuring subway tiling, an over bath shower and high-quality fittings, all styled to a contemporary standard.

The property benefits from double glazing and gas central heating.

The gardens to the rear are fully enclosed, private and beautifully presented, offering a secure and expansive space. An elevated deck provides a stunning vantage point over the garden and is ideal for al fresco dining or relaxing.

Located within easy reach of Westerton Train Station, the property enjoys convenient access to excellent public transport links, while a range of local amenities can be found nearby, including shops, cafes, and leisure facilities. Bearsden Cross offers a further selection of upmarket shopping and services, including a Marks & Spencer Simply Food, with an Asda supermarket in Bearsden and a Waitrose in Milngavie. Schooling is available at all levels locally, making this an outstanding choice for families seeking a combination of stylish living, generous outdoor space, and a prime location within the Bearsden area.





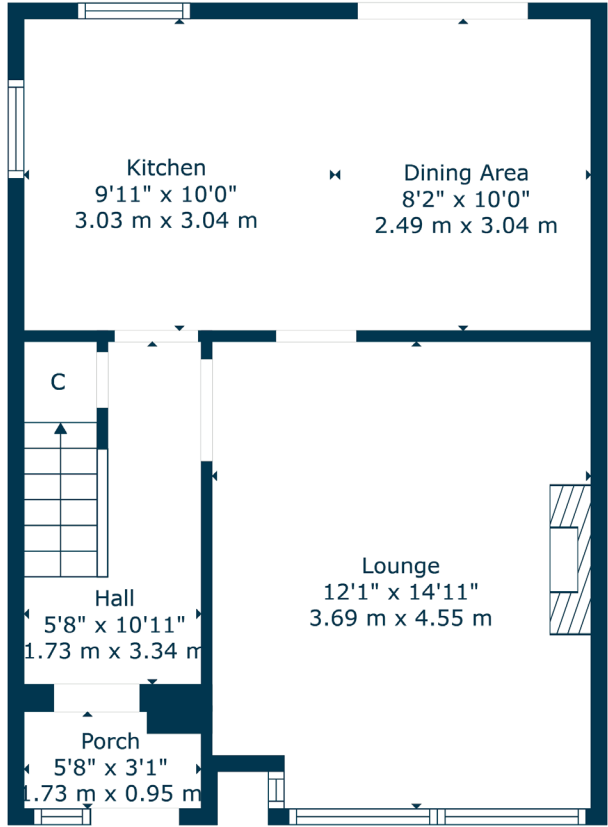




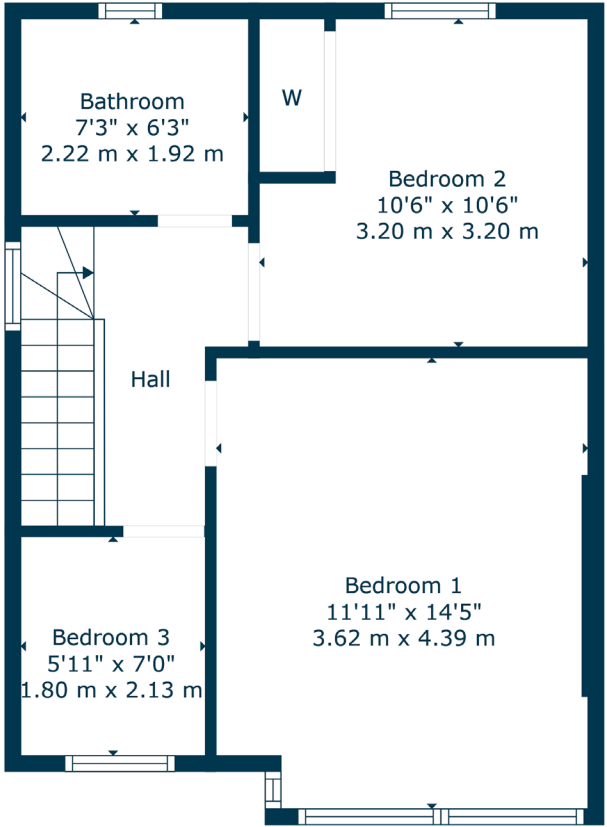








Ground Floor



1st Floor

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**BD3898** | Sat Nav: 43 Stirling Avenue, Bearsden, G61 1PF

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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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