



# 26 VORLICH GARDENS

BEARSDEN

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**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

Occupying a peaceful setting within a quiet, family-friendly cul-de-sac, in Bearsden's popular Baljaffray district, this three-bedroom semi-detached villa represents an exciting opportunity for buyers seeking a home with potential to add value. Enjoying a generous, level plot, the property offers excellent scope for reconfiguration or significant extension (subject to necessary consents), making it a particularly attractive prospect for families and those looking to create a bespoke living environment.

The property has been well cared for over the years and now offers a blank canvas for modernisation. The internal accommodation comprises a bright and spacious lounge, with picture window, open-plan dining room and a well-proportioned kitchen, providing ample storage and offering direct access to the rear garden. Upstairs, there are three bedrooms, two generous doubles and a third single room, along with a three-piece family bathroom.

Externally, the rear garden is private and generously proportioned, providing a superb platform for future extension or landscaping projects. To the rear, there is a detached garage and small private driveway, accessed via a rear lane, offering convenient parking and storage.

Families will particularly appreciate the catchment for Baljaffray Primary and Bearsden Academy, both of which are within easy reach. Local shopping is available at Baljaffray Precinct, just a short walk away, while the wider amenities of Bearsden Cross. Bearsden Railway Station, with regular services into Glasgow's West End and City Centre, is also within easy reach, with further facilities available in nearby Milngavie.

A rare opportunity to acquire a semi-detached home with genuine potential, in a highly desirable Bearsden setting.





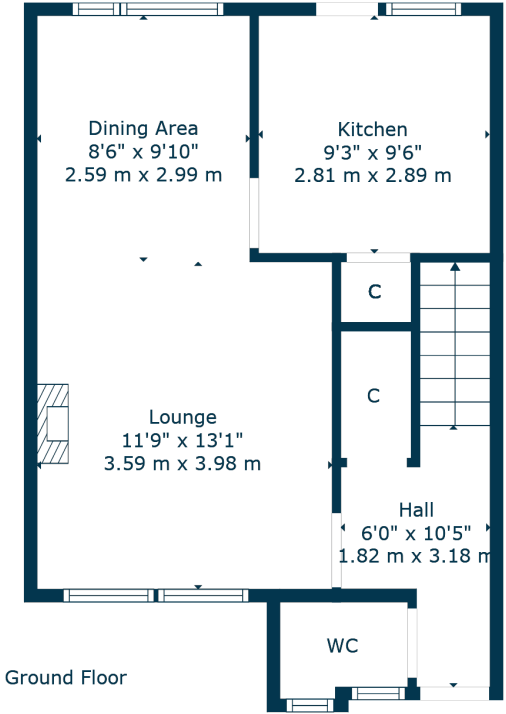
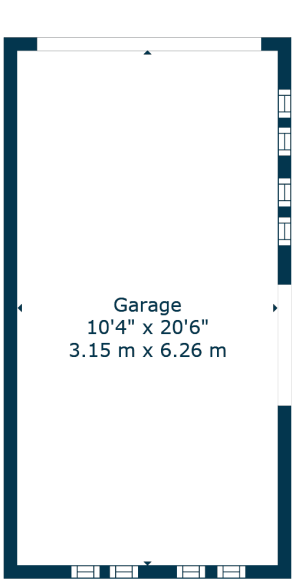
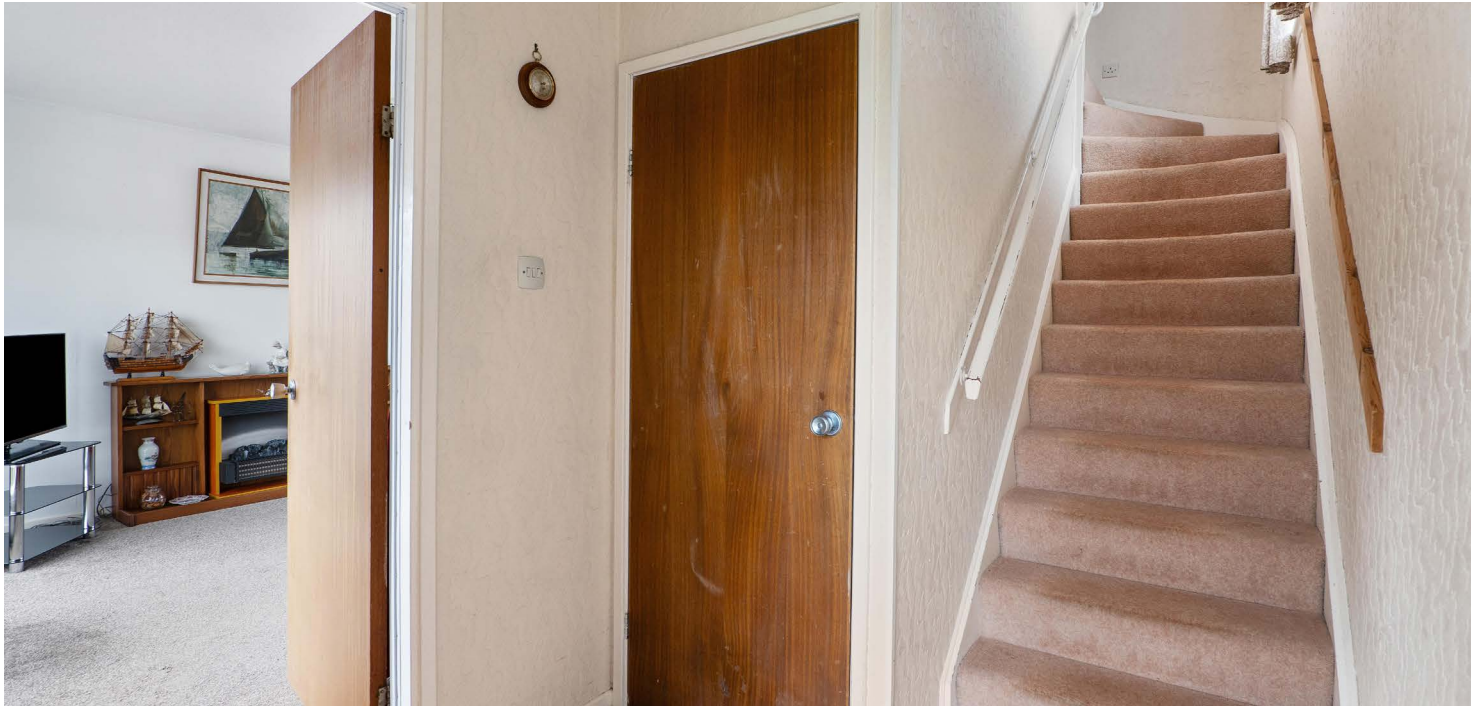












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3900** | Sat Nav: 26 Vorlich Gardens, Bearsden, G61 4QY

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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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