



30 WEST CHAPELTON AVENUE
BEARSDEN

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2 | BEDROOMS

1 | SHOWER ROOM

2 | PUBLIC ROOMS

This beautifully presented pre-war detached bungalow, positioned in the ever-desirable Chapelton district of Bearsden, offers a combination of period charm and modern convenience. Constructed in the 1930s by renowned builder John Lawrence, the home enjoys a generous south-facing plot, with landscaped gardens and a detached garage.

Set between Milngavie Road and Drymen Road, the property benefits from a highly convenient location, just moments from local shops, transport links and well-regarded schools, including Bearsden Primary and Bearsden Academy.

Internally, the accommodation flows well and comprises:- welcoming hallway, leading to a bright, bay-windowed lounge, where a handsome limestone fireplace provides a striking focal point. The dining room is partially open to the kitchen, creating a sociable heart to the home that is ideal for both daily life and entertaining. To the rear, a utility porch offers direct access to the garden and makes an excellent transitional space for laundry and storage.

There are two generous double bedrooms, each offering excellent proportions and ample natural light, and, completing the accommodation, there is a well appointed, three piece family shower room.

The specification includes gas central heating and double-glazed windows.

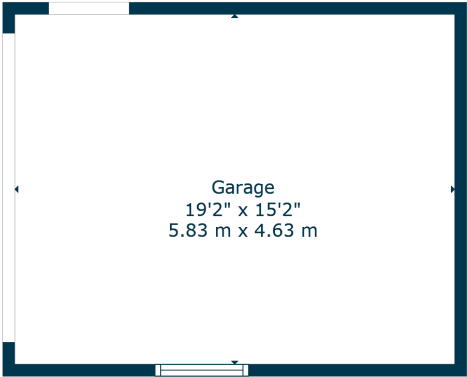
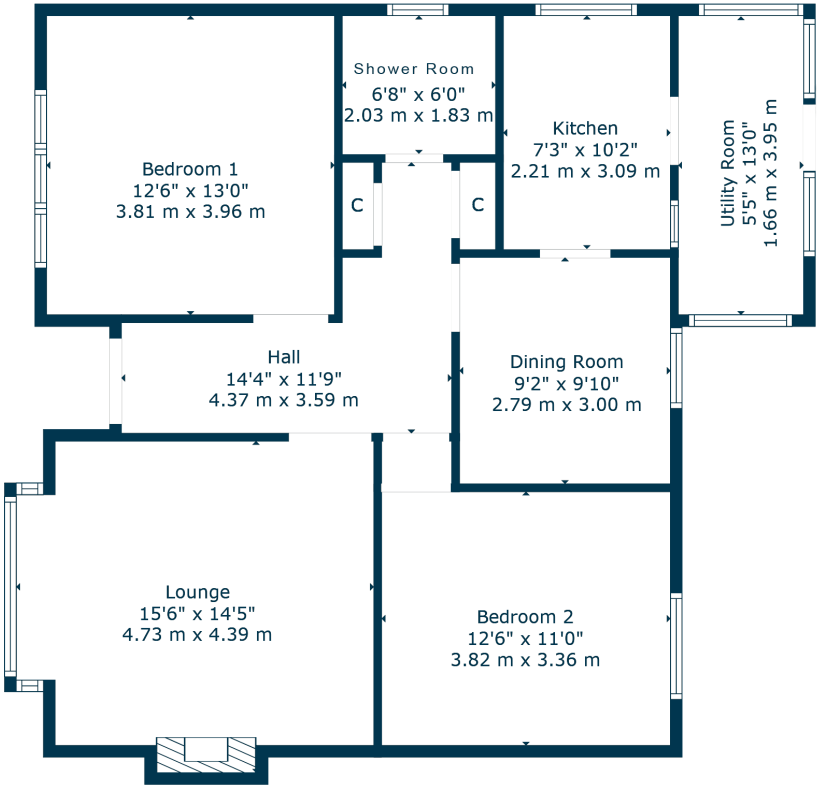
Externally, the home sits behind a monobloc and granite chip driveway, providing off-street parking. The south-facing rear garden is a real highlight, being private, enclosed and ideal for relaxing or entertaining. At the rear of the plot stands an exceptional, custom-designed, garage, clad in red cedar shingles. Larger than standard, this beautifully finished outbuilding offers remote-controlled access, power and lighting and could easily accommodate workshop or studio use, with scope for further adaptation.

With the potential to extend the house, subject to planning consent, this home offers the perfect blend of classic architecture, contemporary styling and future flexibility - an outstanding opportunity in one of Bearsden's most established and convenient locations.









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.

BD3903 | Sat Nav: 30 West Chapelton Avenue, Bearsden, G61 2DJ

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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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