



**3 AVON AVENUE**  
BEARSDEN

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**2 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

Positioned on peaceful Avon Avenue, this rarely available and beautifully presented two-bedroom semi-detached bungalow has been thoughtfully extended and upgraded to offer a stylish, adaptable home that will appeal to a range of buyers, from downsizers, seeking practical one-level living, to young professionals, looking for turnkey condition and outdoor space. The property occupies a lovely plot, with a particularly private rear garden, set within one of the area's quieter and more established settings.

Internally, the property has been tastefully presented and comprises:- entrance vestibule, leading into a welcoming reception hallway, a bright lounge, sitting to the front of the house, two bedrooms, both generous in proportion, a smarty presented and well-appointed family bathroom, featuring a white three-piece suite, with an over-bath shower, and a separate dining room, linking through to a large kitchen, which is well equipped and allows access out to the rear gardens. There is also a good sized attic, which has been floored, offering a practical storage solution.

To the rear, the garden, which is enclosed by timber fencing, enjoys an impressive degree of privacy and has been landscaped to offer a mix of lawn, stone chips and pathways. At the front, a low-maintenance driveway offers off-street parking for multiple vehicles, alongside a neat area of lawn.

The specification includes double glazing and gas central heating.

This is a superb opportunity to acquire a truly immaculate bungalow, in a prime setting, where thoughtful extensions and high-quality upgrades combine to deliver an elegant and highly practical home.





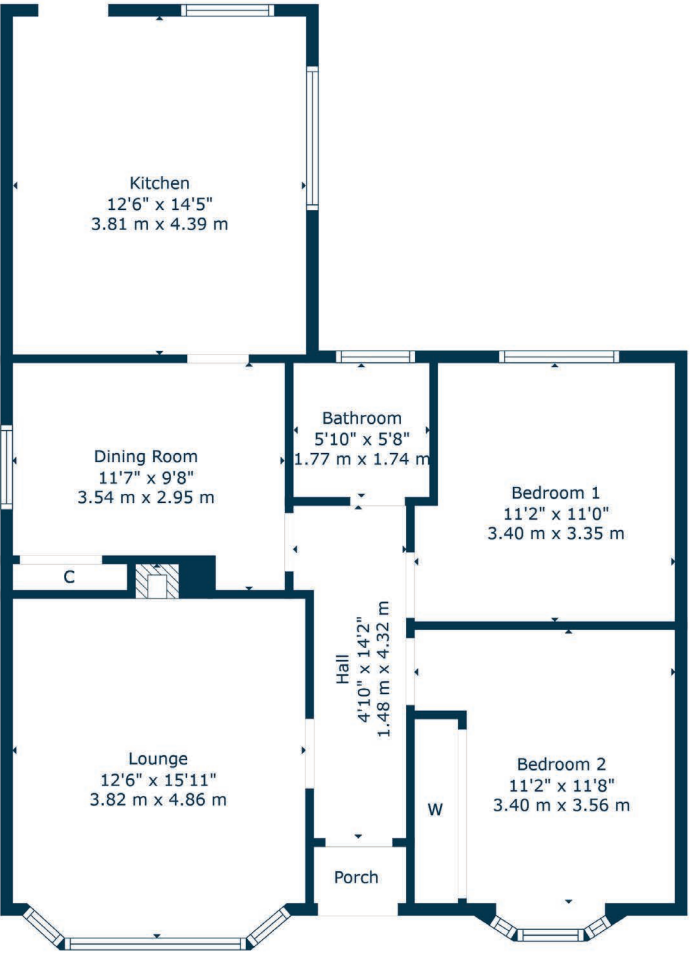












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3909** | Sat Nav: 3 Avon Avenue, Bearsden, G61 2PS

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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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