



14 CROMALT CRESCENT

BEARSDEN

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Positioned on an elevated and generous plot, at the head of a peaceful cul-de-sac, in Bearsden's ever-popular North Baljaffray district, this impressive, detached bungalow provides a superb layout for modern family living. Surrounded by beautifully established and mature gardens, the home enjoys excellent privacy and a lovely open outlook to the front, while the fully enclosed rear garden is ideal for both outdoor entertaining and family use.

Internally, the property offers extremely bright and well-balanced accommodation across seven principal apartments, comprising:- entrance vestibule, leading to a spacious reception hallway, with three separate storage cupboards off, a generous and wonderfully bright lounge, with feature fireplace and open outlook, a formal dining room, to the rear, providing access into a bright and expansive conservatory overlooking the garden, and a well proportioned kitchen, fitted with a range of wall and base units. Four good sized bedrooms are located off a long central hallway, three of which have fitted storage, with the principal also having an en-suite shower room. Finally, there is a modern family bathroom serving the remaining rooms.

A large integral double garage is accessed via a broad gravel driveway, providing off-street parking for multiple vehicles. The gardens surrounding the house are immaculately maintained, with neat lawns, decking, mature planting and sheltered seating areas.

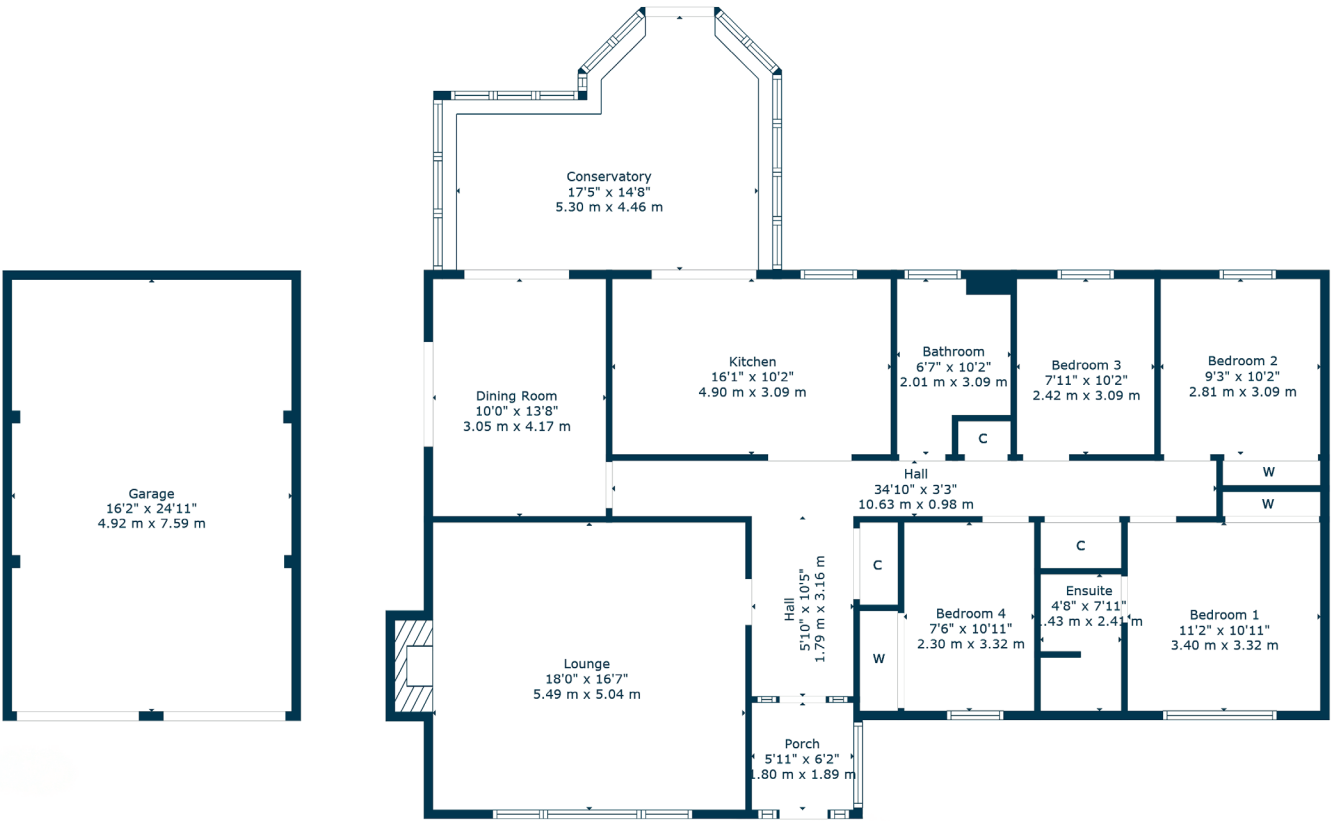
Located within the catchment for Bearsden Academy and Baljaffray Primary, the property is perfectly suited for families and lies within easy reach of the local amenities at Baljaffray Precinct. Further retail, leisure and transport links are available at nearby Bearsden Cross and Milngavie, both of which offer main line railway stations, providing frequent connections to Glasgow and Edinburgh. The surrounding area also benefits from popular parks and outdoor spaces, including Windyhill Golf Course and walking routes towards the Kilpatrick Hills.

A bright, spacious and beautifully situated home, in a prime, family-friendly, 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.

BD3916 | Sat Nav: 14 Cromalt Crescent, Bearsden, G61 4RX

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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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Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk