



7 CRUACHAN ROAD
BEARSDEN

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3 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Nestled in a quiet and much-desired corner of the Bonnaughton district, 7 Cruachan Road is a professionally extended and beautifully presented three bedroom semi-detached villa, offering generous family accommodation across two levels. This home boasts a practical, adaptable and spacious layout and is extremely well finished throughout.

In full, the accommodation comprises:- welcoming front porch, generous hallway, with storage off, spacious lounge, with feature fireplace and recently fitted wood burning stove, formal dining area and adjacent practical additional family room, perfect for extra living space or as a children's play area. There is large and extremely well appointed modern kitchen, featuring a range of base and wall mounted units and integrated appliances, complemented by a breakfast bar, and a convenient and practically large utility room, with a well-positioned cloakroom WC.

Upstairs, there are three generously proportioned bedrooms, with the principal featuring a bright, dual aspect, walk in wardrobe and a smart ensuite shower room and the second and third being served by a stylish, three piece family bathroom.

Externally, the property has extremely private and well maintained gardens to the front and rear. To the front, there is a small lawn, with smart mono bloc pathway, and, to the rear, the landscaped gardens provide space and privacy and comprise a covered patio area, with power, lawn sections and established planting. A large driveway provides off street parking for two vehicles and there is also a detached garage.

The Bonnaughton area remains one of Bearsden's most attractive suburbs, valued for its proximity to excellent schooling, with Baljaffray Primary and the nationally recognised Bearsden Academy nearby.

7 Cruachan Road is a thoughtfully upgraded and extended family home, offering a flexible and spacious layout, high-quality finish, and delightful outdoor space, all set within one of Bearsden's most popular residential pockets. Early viewing is highly recommended.

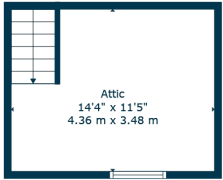
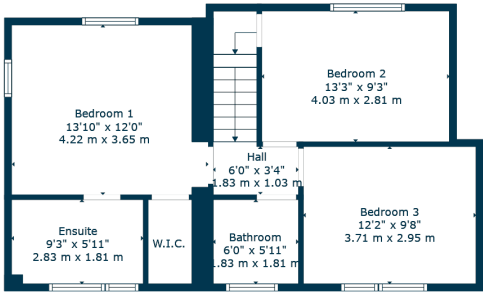






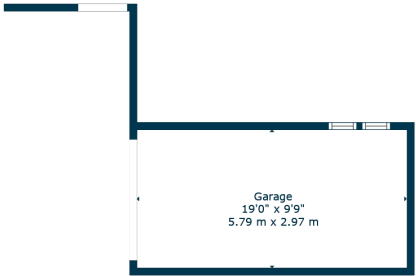
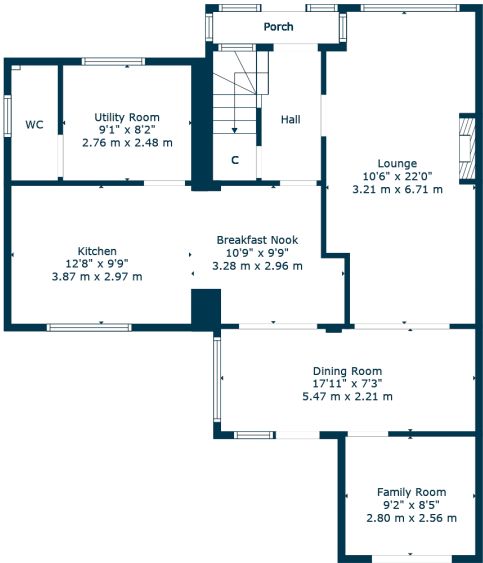






Floor 3

1st Floor



Ground Floor

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.

BD3917 | Sat Nav: 7 Cruachan Road, Bearsden, G61 4LA

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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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