



**10 FALLOCH ROAD**  
BEARSDEN

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Occupying a quiet position within Bearsden's ever-popular Stonedyke district, this lovely three bedroom semi-detached villa offers stylish, practical accommodation, ideal for a range of buyers, particularly young families, professionals or those looking to downsize within the area.

Built in the 1960s by renowned developer John Lawrence, the home features a bright and welcoming layout, with fresh décor and contemporary finishes. The specification includes gas central heating and double glazing.

The ground floor comprises a porch into welcoming reception hallway, generous, bright and spacious lounge, with a modern living flame gas fireplace, open plan dining kitchen to the rear of the lounge, benefitting from an abundance of natural light and featuring sleek cabinetry and oak-effect worktops. Access is provided out to the rear garden via patio doors from the dining area and a rear door from the kitchen. From the kitchen, access is provided out to the rear garden, via patio doors from the dining area and a rear door from the kitchen.

Upstairs, there are three bedrooms, two good sized double bedrooms and a smaller single, and a contemporary family bathroom, with white three-piece suite and walk-in shower.

Externally, the home sits on a generous plot, with off-street parking via a private driveway and a detached garage to the side. The rear garden is fully enclosed, south facing and beautifully presented - an ideal setting for outdoor relaxation, play or entertaining.

The property further benefits from gas central heating and modern double glazing throughout. It lies within the catchment for the popular Colquhoun Park Primary and the state-of-the-art Boclair Academy campus. Local amenities include shops, bus services and an excellent train service, via nearby Westerton Railway Station, providing easy access to Glasgow's West End, City Centre and beyond.

This is a beautifully upgraded home, set in a peaceful residential location and offering a great balance of style, comfort and convenience, ideal for modern family living.





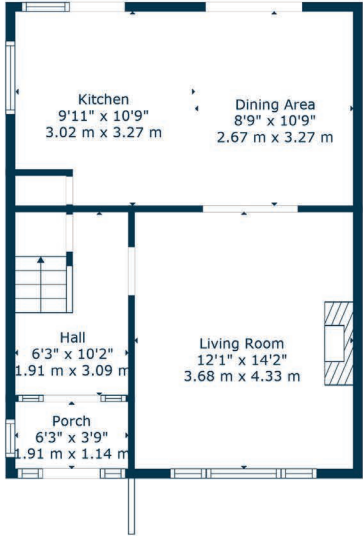




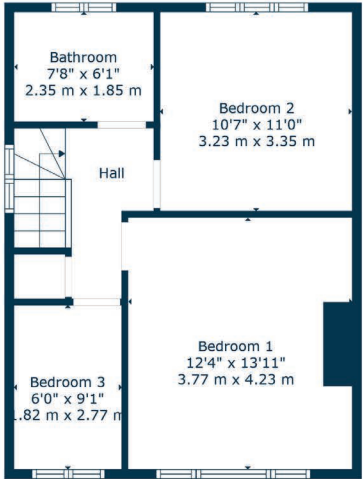








Ground Floor



1st 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.

**BD3921** | Sat Nav: 10 Falloch Road, Bearsden, G61 1LH  
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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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