



52 STATION ROAD
BEARSDEN

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

Set within a prized location, in Old Bearsden, just a short stroll from Bearsden railway station, this substantial, four-bedroom, semi detached home offers generous and versatile accommodation across two levels. Quietly positioned back from the road and enjoying open aspects to the front, the property sits within charming, tiered gardens and offers great potential for families looking to establish themselves in one of Bearsden's most desirable addresses.

Internally, the accommodation is notably bright and well-proportioned, with a traditional layout that offers plenty of flexibility. While the house has clearly been a much-loved home, with great bones, an impressive footprint and wonderful natural light throughout, it presents an exciting opportunity to tailor a home to personal taste and requirements.

In full, the accommodation comprises:- welcoming hallway and a generous principal lounge, with working open fireplace, attractive period detailing and broad bay window to the front. A second public room, currently used as a library/games room, also enjoys a front-facing outlook. To the rear, a particularly spacious dining kitchen looks out over the garden and offers ample space for family dining, along with a good range of wall and base units and access to the rear garden. There is also a good-sized study room and, completing the lower level accommodation, a shower room, fitted with a three-piece suite.

Upstairs, the home offers four well-proportioned bedrooms, all of which can comfortably accommodate double beds. The principal bedroom is especially generous in size and features an expansive bay window, with excellent open outlooks. A traditional three-piece bathroom completes the upper level.

The specification includes:- double glazing, gas central heating and a useful partially floored attic space, for additional storage.

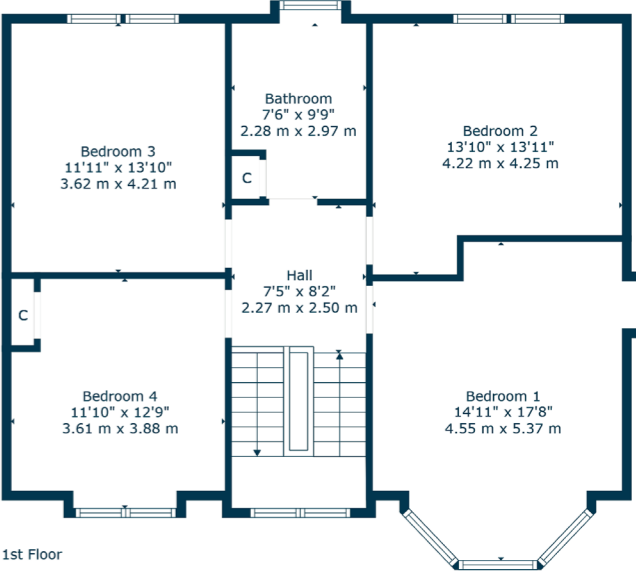
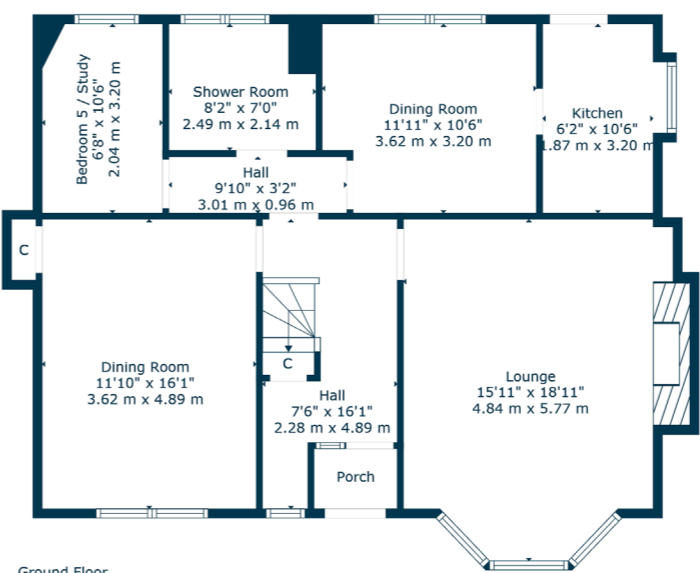
Externally, the home sits above street level, with a practical cellar storage beneath the main body of the house, currently being used as a laundry area. The gardens are an attractive blend of lawn and mature planting, with the elevated position offering a high degree of privacy, to both front and rear.

This is a home with real presence, situated in a well-established and highly sought-after residential pocket, close to excellent amenities and transport links. It provides an increasingly rare chance to secure a semi detached property in Old Bearsden, with strong potential for transformation and long-term value.









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.

BD3925 | Sat Nav: 52 Station Road, Bearsden, G61 4AL

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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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