



3 EARN AVENUE
BEARSDEN

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Peacefully situated on the quiet Earn Avenue, this charming semi-detached bungalow occupies a prime position, within an established residential address, and has been significantly improved by the current owners. Thoughtfully extended and upgraded, the property is ideally suited to a variety of buyers, including those looking to downsize to a variety of all-on-the-level living, or younger purchasers seeking a move-in-ready home, with excellent outdoor space.

Set on a generous plot, the home benefits from a particularly private and enclosed rear garden, while the front provides ample off-street parking, via a generous mono bloc driveway. Internally, the property has been finished with great care and attention, creating a bright, welcoming interior, with a well-considered layout.

The accommodation begins with an entrance vestibule, leading into a central hallway that gives access to the main living areas. To the front of the house, the lounge enjoys a pleasant open outlook and plenty of natural light. Bedrooms one and two are generous in size and there is a smaller third bedroom, which is currently utilised as a home office. A modern and attractively tiled shower room serves the home, complete with a three-piece suite, including walk in shower.

To the rear, there is a fantastic and well appointed modern dining kitchen, which is equipped with a range of cabinetry and worktops and enjoys direct access out to the rear garden. In addition, a floored attic provides useful and accessible storage.

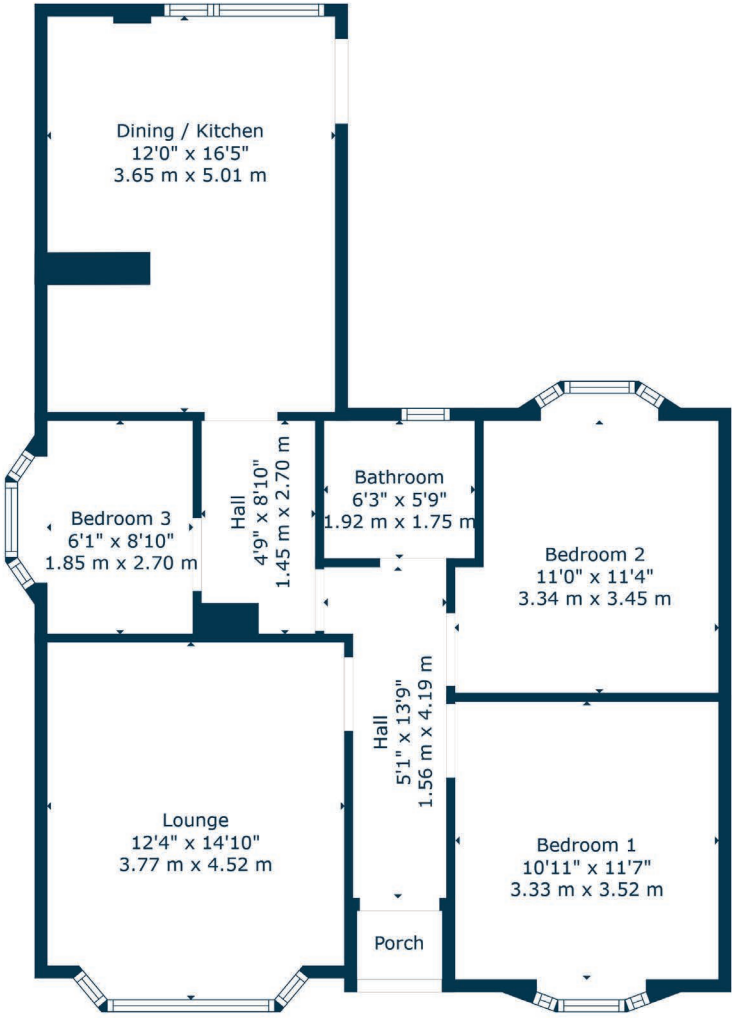
The rear garden has been attractively landscaped, offering a mix of lawn, patio space and mature beds and borders. Double glazing and gas central heating are in place, further enhancing comfort and efficiency.

This is a tremendous opportunity to secure a beautifully maintained and well-situated bungalow, in one of the area's more peaceful settings









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.

BD3926 | Sat Nav: 3 Earn Avenue, Bearsden, G61 2PX

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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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