



**30 MORVEN ROAD**  
BEARSDEN

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







**4 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Enjoying a superb position on ever-popular Morven Road, this beautifully appointed family home lies within the catchment area for Bearsden's most sought-after schools and is just a short distance from the scenic surroundings of Kilmardinny Loch and the wide array of amenities available at Bearsden Cross.**

Originally built by renowned housebuilder George Wimpey, this superb home has undergone significant and thoughtful upgrading since its original construction, transforming it into a stylish, contemporary home that now offers outstanding turnkey accommodation, across two generous levels.

Internally, the house is in exceptional decorative order throughout, with a crisp, modern aesthetic that enhances the abundance of natural light found in each room. The layout is well-balanced and ideally suited to modern family life, beginning with a welcoming entrance hallway, with staircase to the upper level and WC off. To the rear, the principal lounge is a particularly impressive space, flooded with natural light from three large picture windows and centred around a feature living flame gas fire. Adjacent to this is a formal dining room, with patio doors out to the garden, semi open-plan in design and separated by clever pocket doors, ideal for entertaining or day-to-day family dining. There is an open plan kitchen, fitted with a sleek selection of wall and base units, solid wood worktops and integrated appliances, including oven, grill, gas hob, fridge freezer and dishwasher. A thoughtfully executed side extension has added further practicality in the form of a large utility room, with access directly to the rear garden.

Upstairs, the upper landing leads to four bedrooms, including a particularly large principal, with fitted wardrobes, a large second, again with fitted wardrobes, and two further smaller double rooms. Finally, there is a stylish modern family bathroom, featuring a three-piece suite, with over bath shower.

Externally, the house sits on a generous, mature plot, with the rear garden benefiting from a desirable southerly aspect, ideal for enjoying sunshine throughout the day. The garden is well maintained and provides an ideal space for families, entertaining or relaxing. The front garden is similarly well kept, with ample driveway parking. There is an integral garage, aiding storage and practicality.





















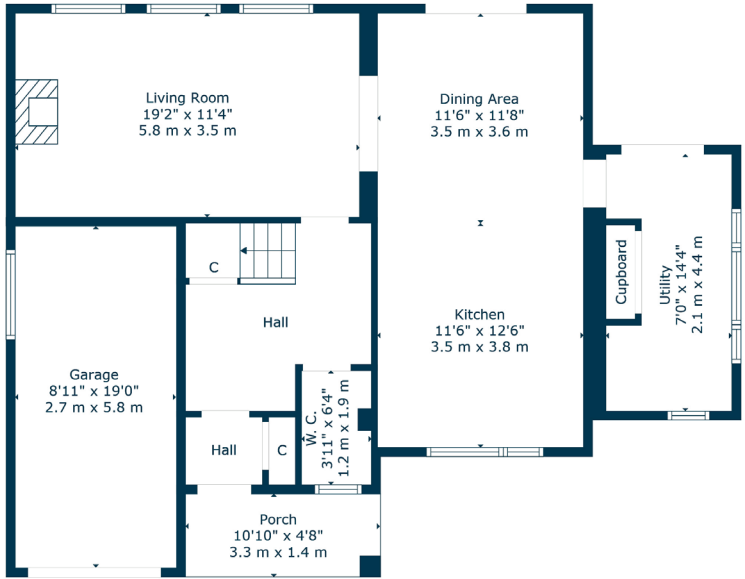




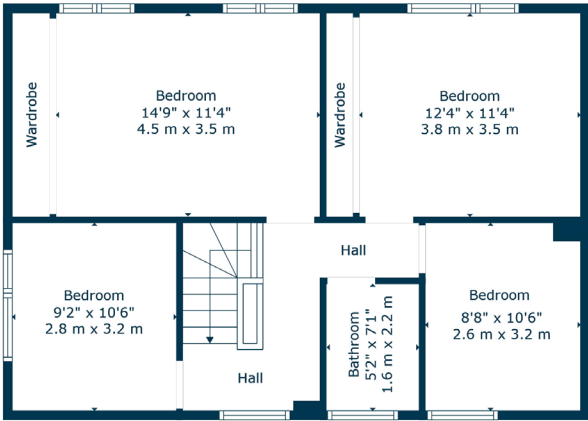








Floor 1



Floor 2



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.

**BD3928** | Sat Nav: 30 Morven Road, Bearsden, G61 3BY

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

**Tel:** 0141 942 5888

**Email:** bearsdenenq@corumproperty.co.uk

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)