



**9 KILMARDINNY GATE**  
BEARSDEN

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 1 | PUBLIC ROOM

Positioned within a quiet and desirable corner plot, in the ever-popular Kilmardinny Gate development, this impressive main door upper apartment offers bright, spacious and superbly modernised accommodation in one of Bearsden's most convenient residential settings. Located just off Manse Road, within the catchment for the sought after Bearsden Primary School and Bearsden Academy, the property is ideally placed for access to Hillfoot railway station, Bearsden Cross and the picturesque setting of Kilmardinny Loch. It also benefits from a delightful private garden, excellent storage provision and a separate garage.

Since purchase, the property has been comprehensively modernised and is now presented in immaculate order throughout, featuring stylish finishes, high-spec upgrades and a tasteful, contemporary decorative scheme.

The accommodation begins at ground level with a private entrance vestibule, complete with useful storage, leading to a broad staircase and upper landing. The main public space is a wonderfully bright, corner-positioned lounge, which enjoys open aspects and offers more than enough space to accommodate both living and dining areas. The kitchen is thoughtfully designed and offers ample space for dining, with a full complement of cabinetry offering excellent function and style.

There are three generously proportioned double bedrooms, each freshly decorated and well-appointed, with the principal bedroom benefitting from a smartly refitted en suite shower room. A further main house shower room, beautifully tiled and featuring a sleek contemporary suite, serves the remaining accommodation. Throughout the hallway and bedrooms, integrated wardrobes and storage cupboards provide ample provision for everyday living.

The specification includes modern gas central heating, full double glazing and quality floor coverings throughout.

Externally, the property enjoys its own private garden space to the side, well maintained and offering a tranquil spot for outdoor seating or planting, and benefits further from a separate single garage, providing secure parking or storage.

Situated within one of Bearsden's most established residential pockets, the property is within easy walking distance of local amenities at Bearsden Cross, where an excellent range of shops, cafes and services can be found. Hillfoot railway station offers regular rail links to Glasgow's West End and City Centre and there is easy road access to major transport routes. The nearby green spaces of Kilmardinny Loch and surrounding woodland offer a peaceful and scenic retreat, all just moments from the doorstep.

An exceptional opportunity to acquire a beautifully presented and fully modernised upper apartment, in one of Bearsden's most convenient and sought-after locations.





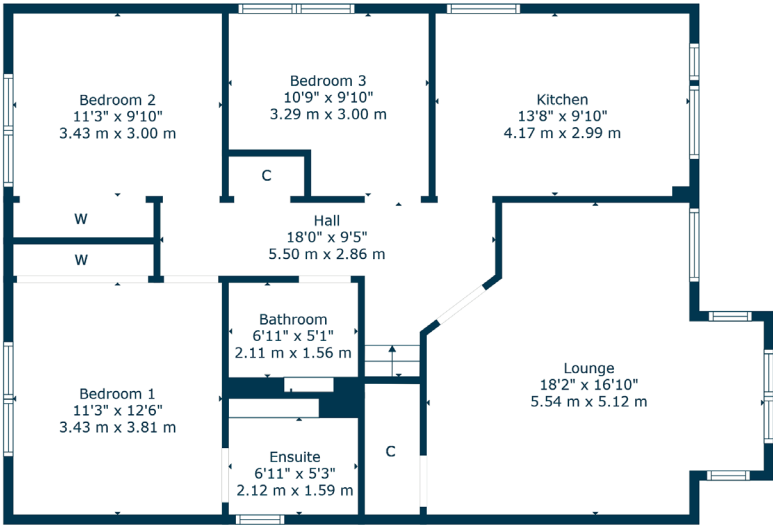
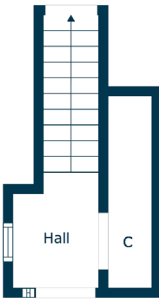
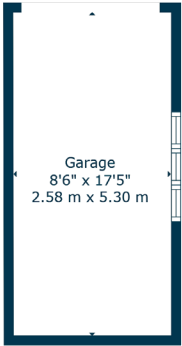












1st Floor

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.

**BD3933** | Sat Nav: 9 Kilmardinny Gate, Bearsden, G61 3ND

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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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