



9 THORN DRIVE
BEARSDEN

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4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

Occupying a prominent corner plot within Bearsden's cherished conservation area, this exceptional Edwardian semi-detached villa dates back to 1906 and is one of the district's most striking homes. With its handsome blonde sandstone frontage, double-fronted profile and elegant architectural detailing, the property combines the grandeur of its era with a comprehensive, high-quality programme of modernisation, carried out by the current owners.

Over the last year, the house has been extensively refurbished to create a truly outstanding family home. Notable upgrades include new sash-and-case style double glazing throughout, a Worcester Bosch boiler, with long-term guarantee, and Karndean flooring across the principal reception areas on the ground floor. A superb bespoke kitchen, crafted by Clyde Kitchens, now forms the heart of the home, fitted with Bosch appliances, Silestone worktops, a double Belfast sink and induction hob. The bathroom and shower room have been stylishly renewed and a bespoke dressing room, by Gallery Design, has been introduced in place of bedroom four, though it can easily revert if required.

The accommodation is introduced by a traditional vestibule, leading to a grand reception hall, with substantial walk-in storage under the stairs and wonderful original timber panelling and ornate plasterwork. The formal lounge, with its wide bay window and period detail, provides an elegant principal reception space, complemented by a wonderful wood burning stove within a focal point fireplace. There is an additional family sitting room, with views over the gardens, and a superb dining room, fitted with a range of cabinetry by Clyde Kitchens. The stunning kitchen blends contemporary finishes with traditional proportions and opens into a bespoke conservatory by Andrew Gibson, providing an exceptional everyday living and entertaining space. Completing the ground floor is a stylish shower room, featuring original stained-glass detailing and beautiful sanitaryware.

Upstairs, there are four bedrooms, including a particularly generous principal bedroom, with a southerly aspect and fitted wardrobes. The fourth bedroom has been adapted as a luxurious dressing room, with high-quality fitted storage, while the family bathroom has been remodelled to a wonderful standard and boasts a luxurious walk-in shower. A floored and insulated attic, accessed via a hatch and ladder, provides additional practical space.

The property sits within beautifully established corner gardens, enclosed by the original stone boundary walls. To the front and side, a substantial gravel driveway provides off-street parking for several cars, while the gardens themselves are largely laid to lawn, complemented by mature trees, shrubs and patio seating areas.

Perfectly placed just west of Bearsden Cross, the home is only a short walk from the area's excellent amenities, including shops, cafés, restaurants, medical practices and transport links. Bearsden station is nearby, offering regular services to Glasgow's West End and City Centre. Schooling is of the highest calibre within the area and includes state schools alongside several respected private schools. Recreational options abound, with nearby golf and tennis clubs, parks, and woodland walks at Kilmardinny Loch.







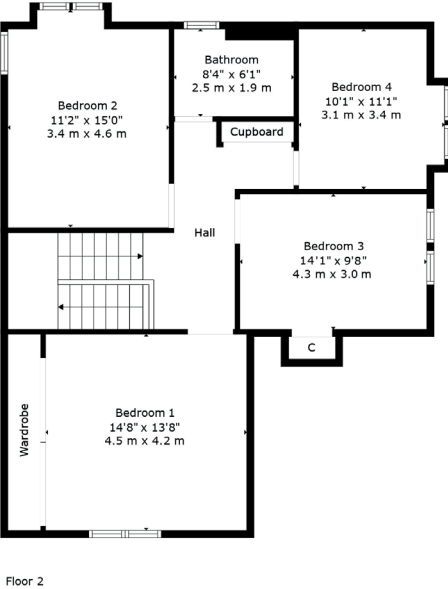
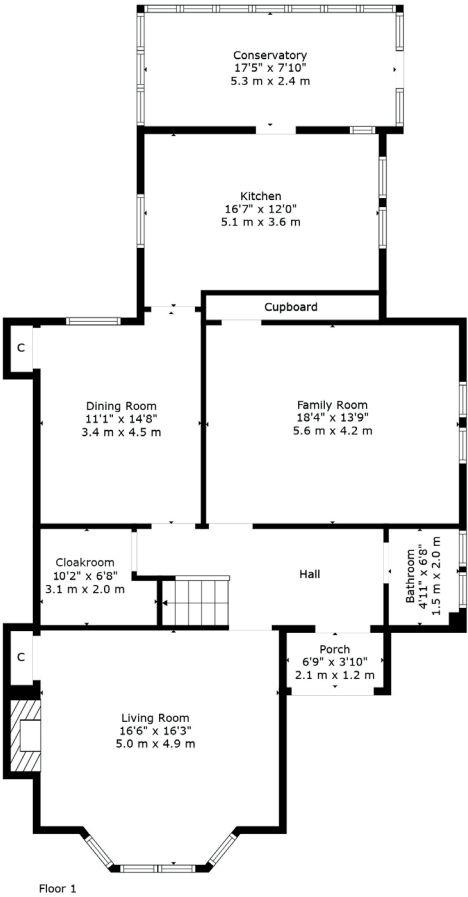












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

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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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