



14 NORTH GRANGE ROAD
BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Set in the heart of Bearsden's ever-desirable Gartconnell district, this impressive semi-detached villa by John Russell has been thoughtfully extended and upgraded to create a bright, stylish and highly versatile family home. Beautifully presented throughout, the property combines fresh, modern décor with a recently installed kitchen, within a superb extension, and a wonderful south-facing garden, making it ideal for both growing and established families.

Externally, the house enjoys strong kerb appeal, with its crisp white render and modern double-glazed units. A large monobloc driveway provides excellent off-street parking, while mature hedging adds privacy and charm.

The accommodation comprises:- a welcoming reception hallway, with cloakroom/WC and useful under stair storage, and a spacious spacious lounge, with feature fireplace and wide picture window, flowing seamlessly through to a formal dining room. The large single story extension houses a useful utility room and recently fitted kitchen, finished to a high standard, with a modern range of units, integrated appliances and sleek work surfaces. There is ample space within the kitchen for dining, along with direct access out to the rear gardens.

Upstairs, the upper landing leads to three well-proportioned bedrooms, comprising two generous doubles and a further single, all beautifully presented, with a fresh and airy feel throughout. A stylishly tiled family bathroom completes the accommodation.

The specification includes gas central heating and double glazing throughout.

The south-facing rear garden is a real highlight, being level, fully enclosed and thoughtfully landscaped. With lawn and patio area, it provides the perfect setting for outdoor dining, play and relaxation.

Bearsden's Gartconnell remains one of the area's most sought-after pockets, with easy access to excellent local amenities, Bearsden Cross and falling within the catchment for the highly regarded Bearsden Primary and Bearsden Academy.

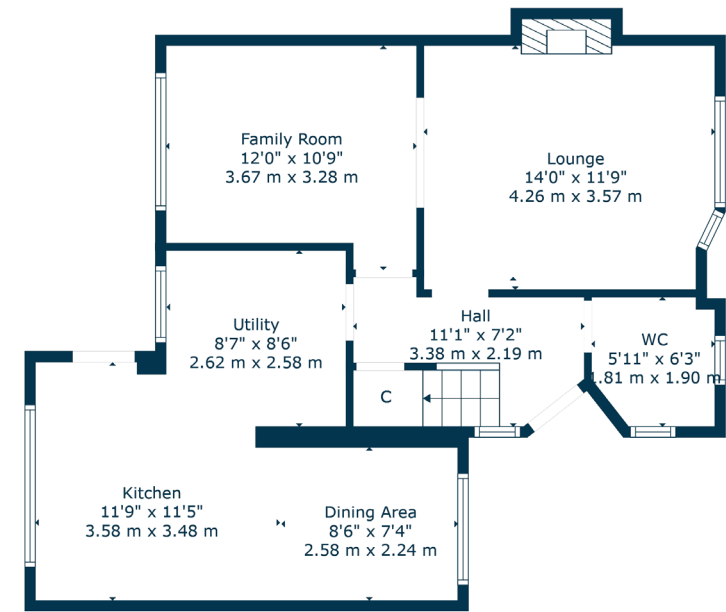




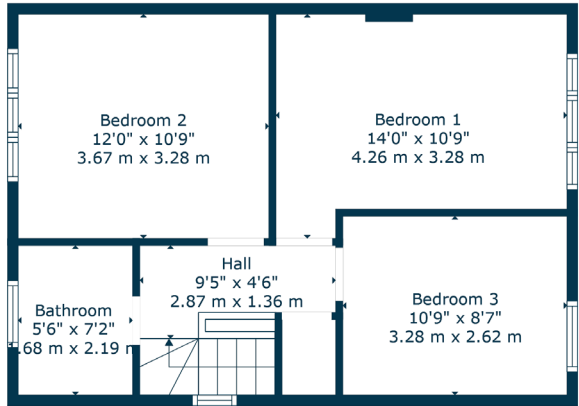








Ground Floor



1st 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.

BD3950 | Sat Nav: 14 North Grange Road, Bearsden, G61 3AE

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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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