



0/3, 1 ALEXANDER GROVE
BEARSDEN

www.corumproperty.co.uk





2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An immaculately presented two-bedroom ground floor apartment, this stylish home forms part of Cala Homes' admired Kilmardinny Heights development, completed in 2017. Designed with modern living in mind, the property combines quality finishes with private outdoor access, via French doors from the lounge, opening directly onto a sun deck and the beautifully maintained, west-facing residents' gardens. An ideal purchase for downsizers, first-time buyers or professional couples alike.

The accommodation begins with a welcoming reception hallway, offering excellent storage solutions, including a utility cupboard, housing a tumble drier. The kitchen is a real highlight, designed by Ashley Ann, and featuring a range of contemporary units, complemented by Bosch appliances, washing machine, a stainless steel cooker hood and a four-burner gas hob. The lounge is bright and spacious, benefitting from direct access to the gardens. There are two good sized double bedrooms, each with fitted wardrobes and neutral décor, with the principal boasting a stylish ensuite shower room. A beautifully appointed main bathroom, fitted with Laufen sanitaryware, chrome towel warmer and contemporary tiling, completes the accommodation.

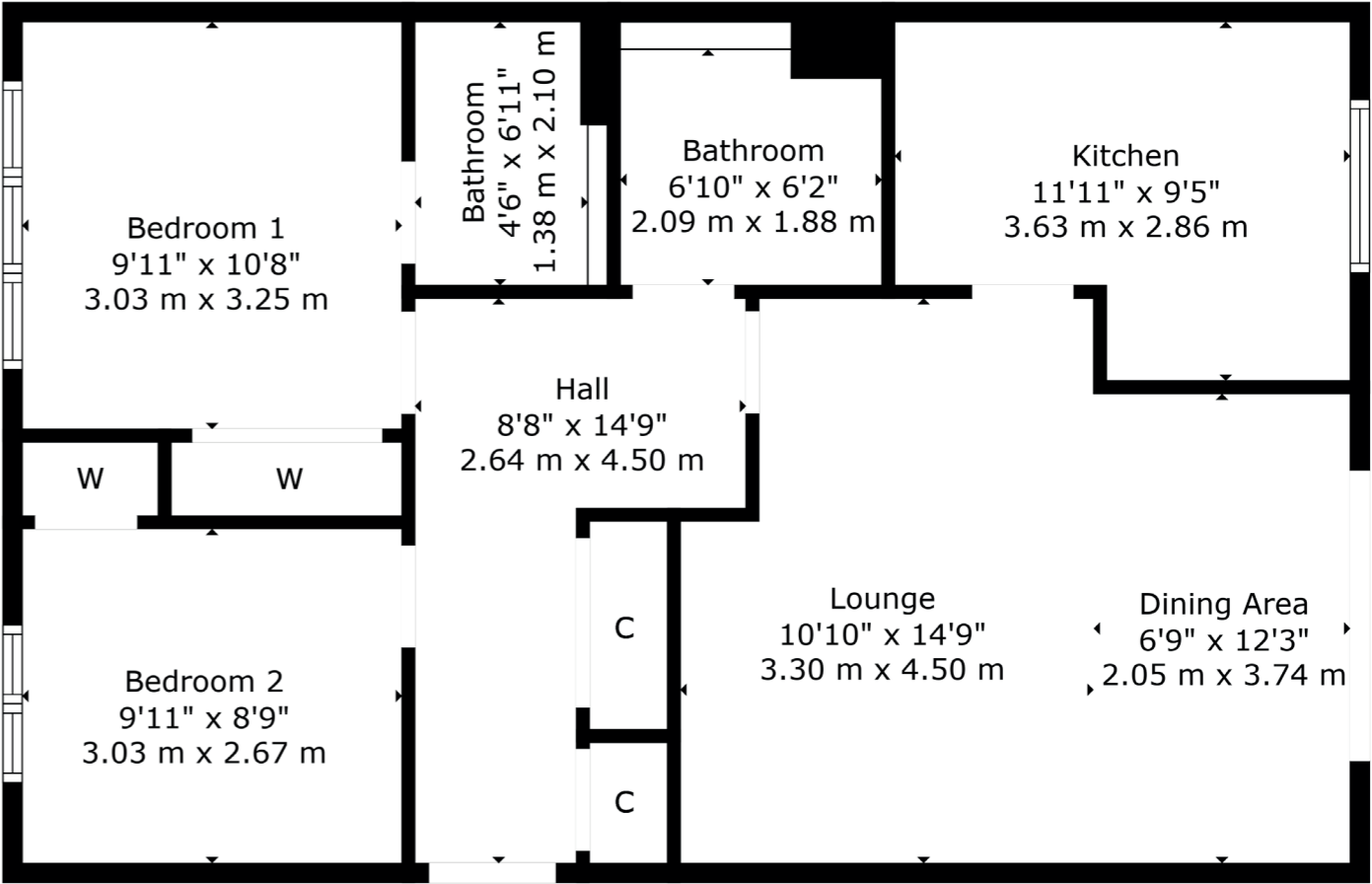
The property further benefits from double glazing, gas central heating, a security entry system and ample residents' parking within the development.

Kilmardinny Heights enjoys a convenient setting within easy walking distance of a wide range of local amenities. Supermarkets including Waitrose and Aldi are close at hand, as are Hillfoot and Milngavie train stations, which provide regular services into Glasgow's West End, City Centre and direct routes to Edinburgh. Nearby leisure facilities include the newly refurbished Allander Leisure Centre, West of Scotland Rugby Club, a choice of golf courses and several private gyms.









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.

BD3951 | Sat Nav: 1 Alexander Grove, Bearsden, G61 3EE

For the full home report visit 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