



**55 BEECH AVENUE**

BEARSDEN

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 1 | PUBLIC ROOM

Delivering outstanding style, character and generous proportions, this beautifully upgraded, 1930s, John MacDonald semi-detached villa enjoys a prime position in the ever-popular Burnbrae district of Bearsden. Occupying a sizeable plot and lying within the catchment for Mosshead Primary and Bearsden Academy, the home combines period charm with a modern specification and will undoubtedly appeal to families and professionals alike.

The ground floor begins with a welcoming entrance vestibule opening to a broad reception hallway, with useful under-stair storage. To the front, a bay-windowed lounge provides an elegant formal living space, enhanced by a feature fireplace and abundant natural light. At the rear, the property has been reconfigured to create a superb and immensely stylish dining kitchen, with a range of base and wall mounted cabinetry, ample counter top space, integrated appliances and lots of space for dining, very much designed with modern family living in mind. A separate utility room provides access out to the side of the house and a well-appointed additional shower room completes the lower accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous bay-windowed doubles and a further rear-facing double, all complemented by a stylishly appointed family bathroom, with a modern four-piece suite.

Externally, the property benefits from off-street driveway parking to the front, via a wide mono bloc drive, and, to the rear, the gardens are fully enclosed and landscaped, offering an ideal balance of lawn, seating and entertaining areas, with a high degree of privacy.

Further benefits include gas central heating and modern double glazing.

Bearsden remains one of Glasgow's most desirable suburbs, offering a superb balance of amenities, leisure opportunities, and connectivity. Bearsden Cross is within easy reach, providing a variety of shops, cafés, and restaurants, while excellent transport links by bus and train connect the area with Glasgow's West End, City Centre, and even Edinburgh. The surrounding area also offers renowned green space, including Mugdock Country Park and the wider scenery of Loch Lomond and The Trossachs National Park.





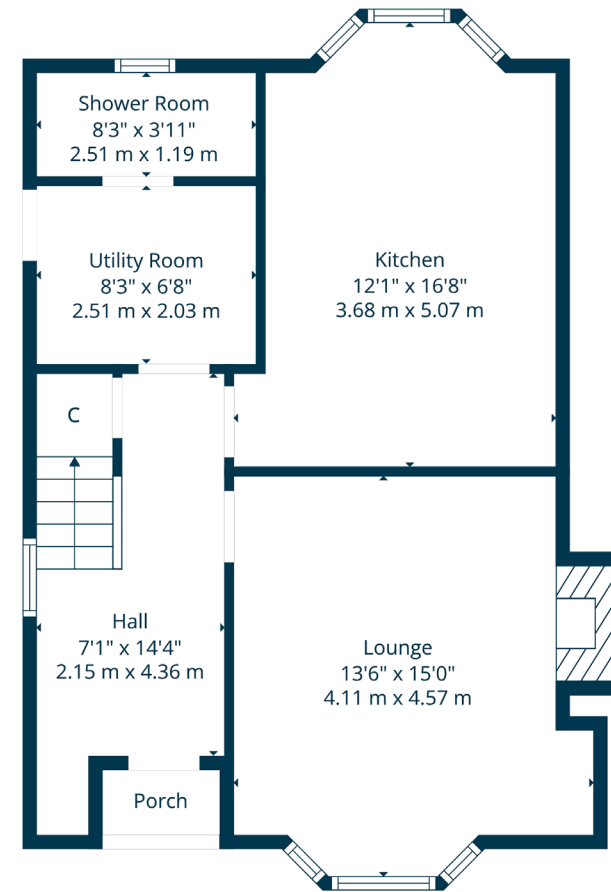




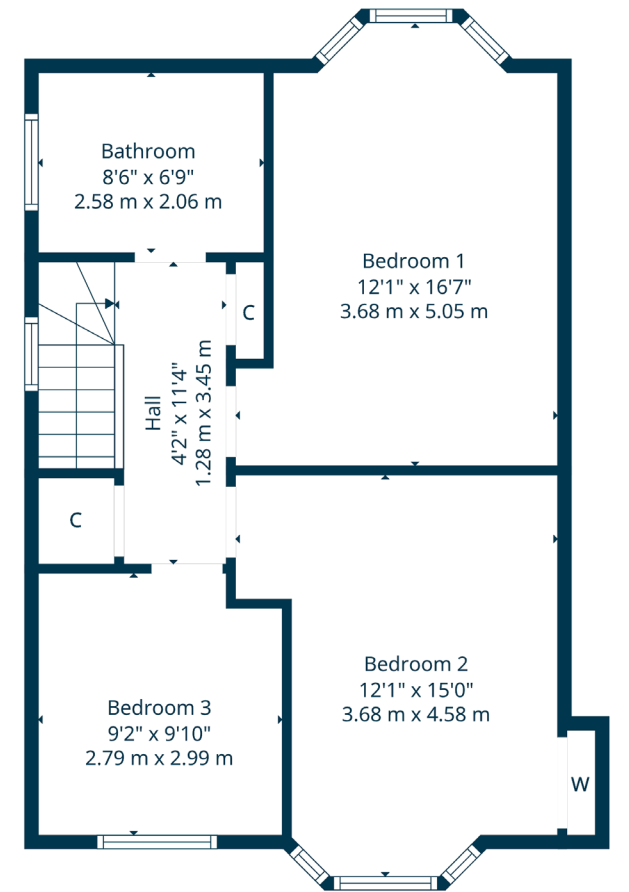








Ground Floor



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.

**BD3896** | Sat Nav: 55 Beech Avenue, Bearsden, G61 3EU

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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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