



**19 GLENDARUEL AVENUE**  
BEARSDEN

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A superb three-bedroom semi-detached villa, built by John Lawrence in the 1970s, set within the sought-after Boclair district of Bearsden and presented to market in excellent condition throughout.**

The property has been comprehensively improved over recent years, including a refitted dining kitchen, the addition of a stylish downstairs WC, a contemporary fireplace in the lounge and landscaped gardens, with new driveway. The result is a home that blends modern finishes with a highly practical family layout.

The accommodation begins with a welcoming hallway, complete with clever under-stair storage and a recently added cloakroom/WC. The bright lounge sits to the front of the house, with a large picture window and contemporary Gazco feature fireplace. To the rear, the superb dining kitchen, fitted in 2016, includes white gloss cabinetry, contrasting worktops, integrated appliances, breakfast bar and patio doors directly to the rear garden, making it ideal for entertaining.

Upstairs, the first floor provides three bedrooms, two generous doubles, with fitted storage, and a further single. A modern family bathroom, with featuring bath, featuring a digitally controlled thermostatic shower, with ceiling-mounted rainfall head, completes the accommodation.

Externally, the property sits on a level plot, with a landscaped rear garden, laid to lawn, decking and patio, all enclosed for privacy. A tarmacadam driveway provides off-street parking and leads to a detached garage, with a recently replaced roof.

The Boclair district is ideally positioned for access to Killermont Primary and the state-of-the-art Boclair Academy campus, as well as local shops at Kessington and larger supermarkets on Milngavie Road. Bearsden Cross is just over a mile away, with its excellent mix of independent retailers, cafes and restaurants. Hillfoot Station provides regular rail services into Glasgow's West End and City Centre, while nearby road links make commuting straightforward.





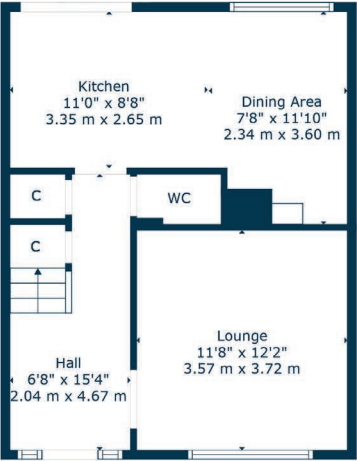




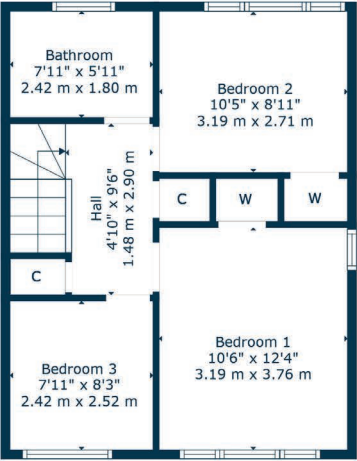








Ground Floor



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.

**BD3945** | Sat Nav: 19 Glendaruel Avenue, Bearsden, G61 2PP

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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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