



**15 QUEENSBERRY AVENUE**  
BEARSDEN

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**Set within the ever-desirable Mosshead district of Bearsden, and enjoying open aspects over fields to the rear, 15 Queensberry Avenue is an exceptionally spacious and well laid out five bedroom detached family home. The property occupies one of the area's finest positions, offering privacy, outstanding outlooks, and expansive level gardens that provide a truly idyllic setting for family life.**

Professionally extended and maintained to an excellent standard, the accommodation is thoughtfully arranged over two levels. The ground floor is entered via a welcoming porch and hallway, with a bright and generously proportioned lounge, featuring dual aspects, a central Charnwood inset stove, ample space for family living and patio doors out to a composite rear deck and gardens. To the rear, there is a striking, extremely light and bright dining sized kitchen with dramatic floor to ceiling windows overlooking the rear gardens, large modern kitchen area featuring a range of base and wall mounted storage, breakfast bar and appliances, and ample dining space with bi fold patio doors that lead out to a large composite deck and the rear garden. A ground floor double bedroom which is perfect as a spare bedroom, additional family room, or home office, and a stylish WC complete this level.

Upstairs, the accommodation is particularly impressive, with four generously proportioned bedrooms arranged off a broad central hallway, along with a modern family bathroom.

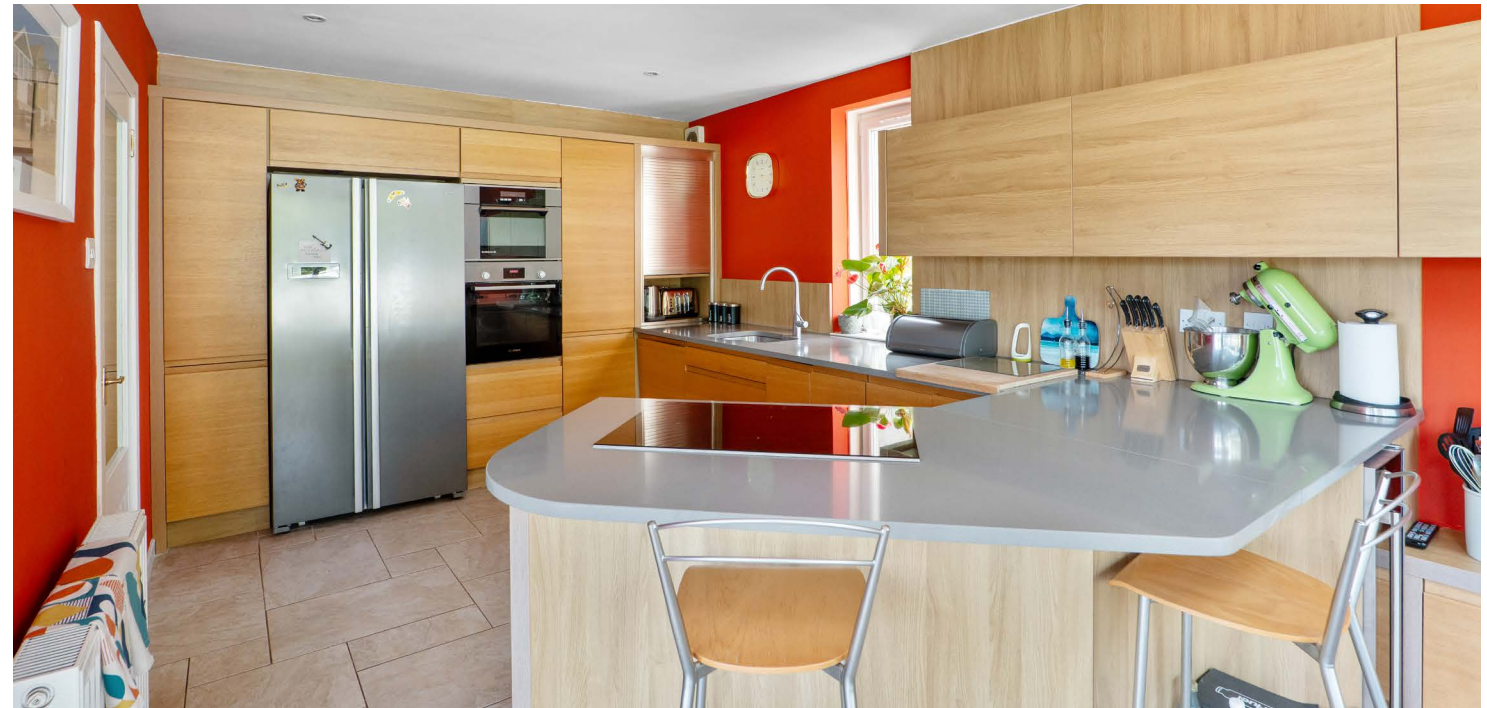
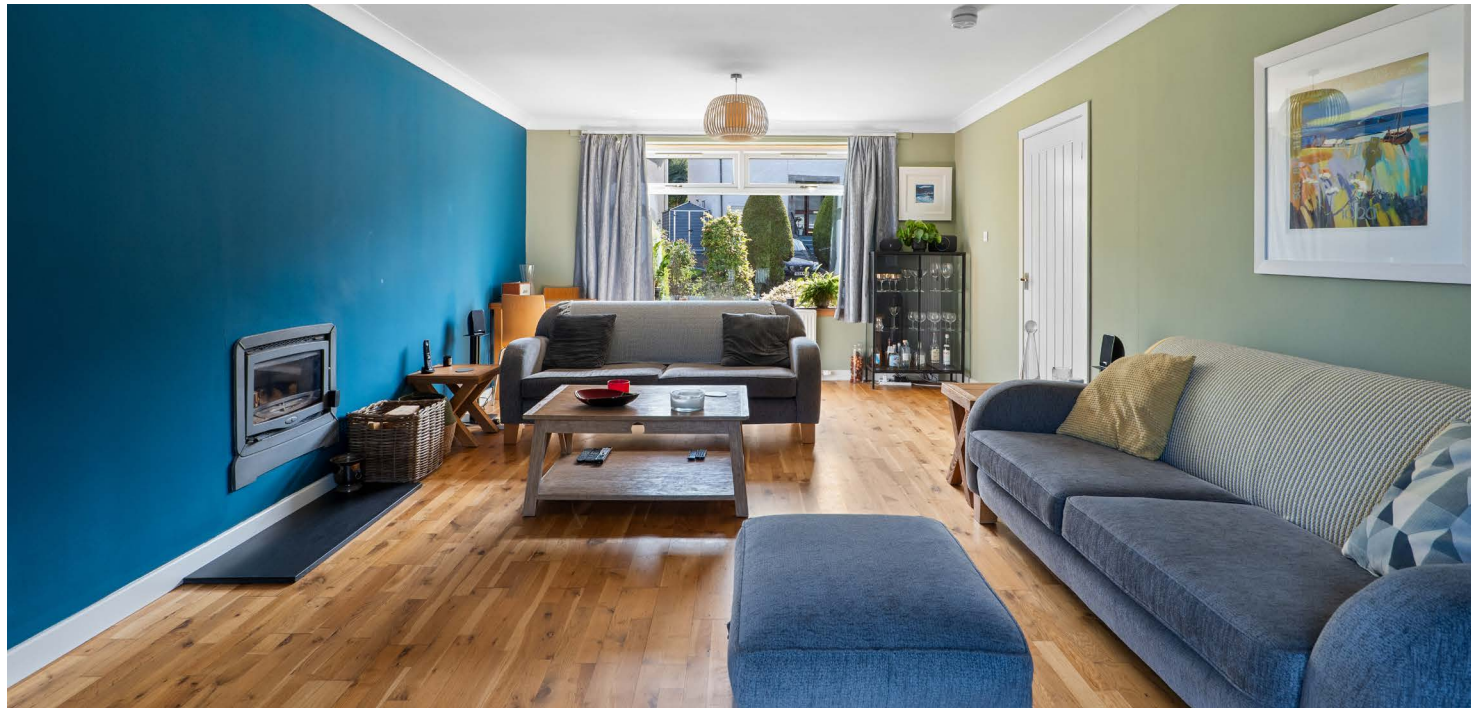
Externally, the property sits on a substantial plot, with garden grounds to the front and rear. The rear gardens are especially noteworthy, offering privacy, level lawns, decked areas, and mature planting, creating a wonderful outdoor space for both relaxation and play. A large driveway provides excellent off-street parking, while the property also benefits from a substantial detached garage, reroofed and currently used as a gym, with an additional storage room adjoining.

The specification includes gas central heating, operating via a combi boiler, double glazing throughout and a good sized loft accessed from the upper hall.

Queensberry Avenue falls within the catchment for the highly regarded Mosshead Primary and Bearsden Academy, and is ideally placed for the wealth of amenities in Bearsden, including shops, parks, golf clubs, and transport links.

This is a truly superb family home, occupying an enviable position, with a generous footprint, exceptional gardens, and an impressive list of attributes certain to appeal to a wide range of buyers.













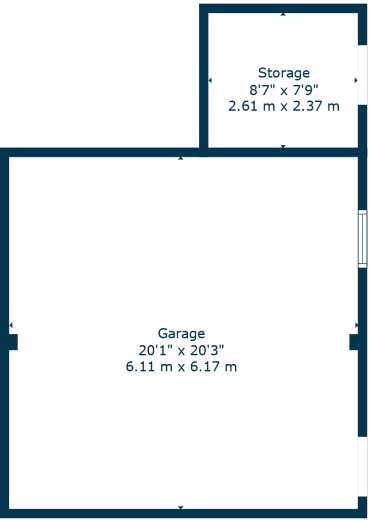




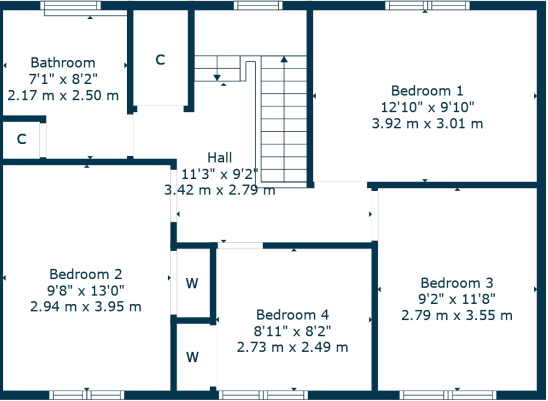
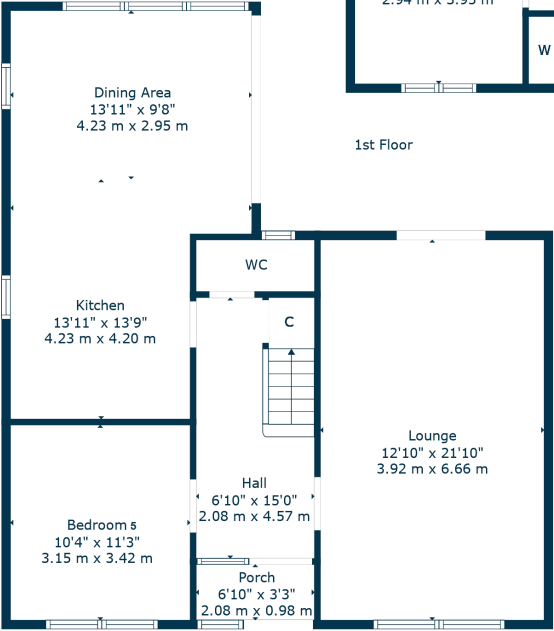








Ground Floor



1st Floor

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**BD3949** | Sat Nav: 15 Queensberry Avenue, Bearsden, G61 3LR

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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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