



**14 LUBNAIG GARDENS**

BEARSDEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Set within a peaceful enclave, in the ever-popular Baljaffray district of Bearsden, this extended, detached villa offers beautifully maintained accommodation and a versatile layout, perfectly suited to modern family living. With the benefit of a rear extension and flexible room use, the property can provide either three or four bedrooms, ensuring adaptability for a variety of lifestyles.**

Internally, the bright and well proportioned accommodation comprises:- a welcoming entrance hall, with two generous storage cupboards, large and bright lounge, with spacious dining area, creating an ideal space for family gatherings or entertaining, and a modern refitted kitchen, boasting a range of wall and base units, integrated appliances and lots of counter space. To the rear, the extension provides a superb family room, which can equally serve as a fourth bedroom, if required.

Upstairs, the first floor is home to three comfortable bedrooms, each with pleasant outlooks, along with a modern refitted shower room, featuring a three-piece suite and fully tiled walls and flooring.

Externally, the home is set within well-kept gardens to both front and rear, with the latter being fully enclosed and offering a safe, private outdoor space for children or pets. Vehicular access is available to the rear, where there is a sizeable detached garage. Residents also benefit from a communal car park at the end of Lubnaig Gardens.

The location is a key attraction, lying within easy reach of a wide range of local amenities. Baljaffray Precinct, less than half a mile away, provides a selection of everyday shops, a pharmacy and café, while Bearsden Cross, with its array of quality independent retailers, restaurants and services, is just a mile from the property. For families, the property falls within the catchment for Baljaffray Primary and the highly regarded Bearsden Academy. Bearsden's excellent transport links make for easy commuting, with Glasgow city centre reachable in around 25 minutes.

This is a rare opportunity to acquire a flexible and well-appointed family home, in a peaceful yet convenient Bearsden setting. Early viewing is advised.





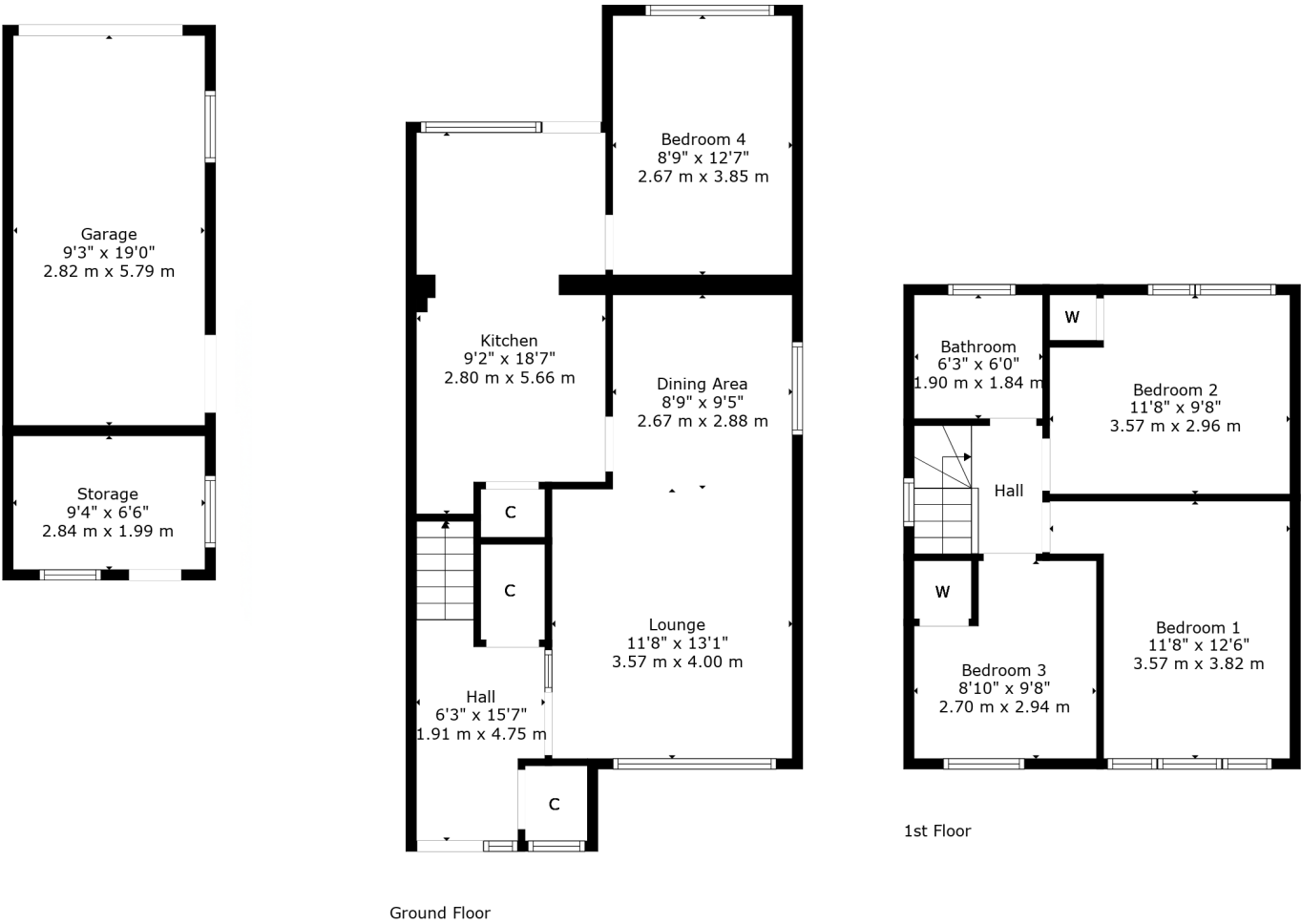












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

**BD3959** | Sat Nav: 14 Lubnaig Gardens, Bearsden, G61 4QX

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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