



**103 SPEIRS ROAD**  
BEARSDEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Set within a peaceful cul-de-sac at the top of Speirs Road, this beautifully refurbished three-bedroom apartment occupies a prime top-floor position, enjoying excellent natural light, open views, and a private balcony overlooking the residents' gardens.**

The property has been comprehensively upgraded in recent years, with a new kitchen and bathroom, fresh décor, quality solid oak flooring, and a modern electric wet central heating system operated by a remotely controlled NEST thermostat. Double glazing, a security entry system, and access to a floored attic with pull-down ladder add further appeal.

The accommodation is generous and well balanced, beginning with an expansive reception hallway with excellent storage. A bright lounge, open to the dining area, features sliding doors leading out to the balcony, while the contemporary kitchen combines sleek gloss cabinetry with integrated appliances and wooden worktops. There are three sizeable double bedrooms, each with fitted wardrobes, and a stylish refitted bathroom complete with a rainwater shower above the bath.

Externally, the well-kept communal gardens are attractively landscaped with lawns, flowers, and shrubs, and are maintained by Speirs Gumley, who also manage the building insurance and upkeep of communal areas. With local shops within walking distance, Bearsden Cross and Milngavie Road close by, and Hillfoot Station providing regular rail links to Glasgow and Edinburgh, this is a superbly located and immaculately presented home.

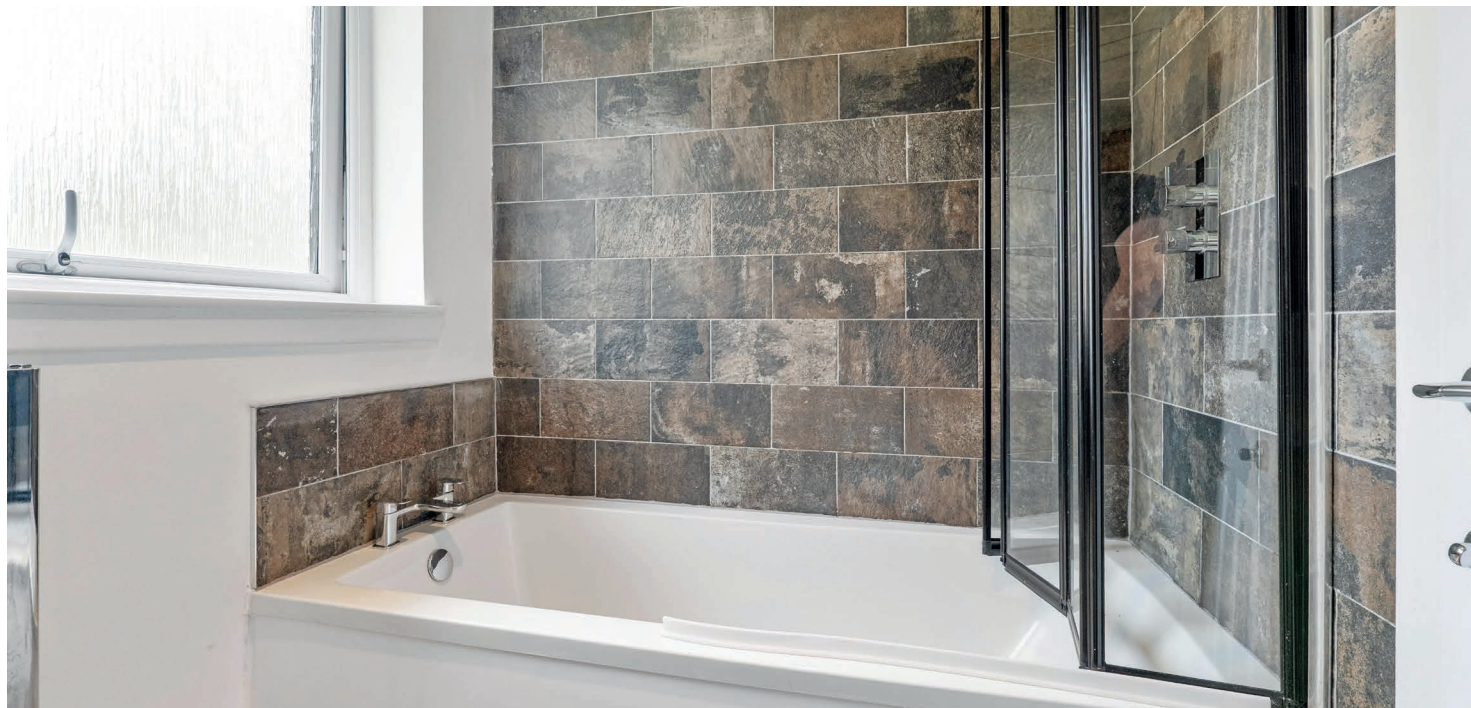




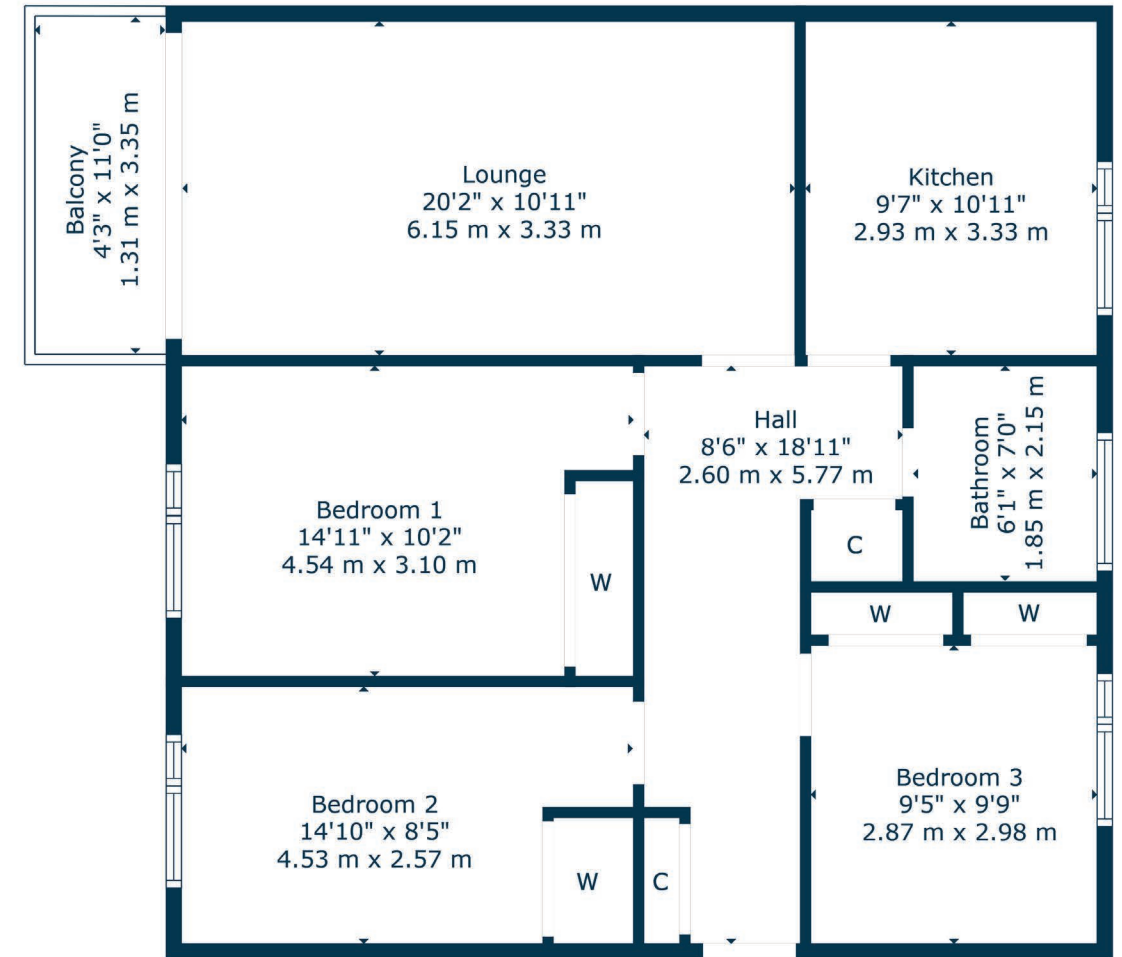












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3975** | Sat Nav: 103 Speirs Road, Bearsden, G61 2NU

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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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