



**6 BORLAND ROAD**  
BEARSDEN

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**3 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A charming, extended, three-bedroom detached bungalow, with two en suites, offering a stylish and flexible layout of around 1,200 sq. ft. Situated within the catchment area for Killermont Primary and Boclair Academy, the property combines contemporary finishes with excellent family practicality.**

On arrival, a welcoming porch opens into a generous reception hallway, which sits at the heart of the home. To the front, the bay-windowed lounge provides a bright and elegant living space, while a sizeable dining kitchen, to the rear, is well proportioned for both everyday use and entertaining. The kitchen opens to a versatile family room, ideally suited as an informal sitting space or playroom, with direct access out to the rear gardens.

There are three bedrooms, in total, with the principal bedroom enjoying a bay window, fitted storage and a modern en suite shower room. A second double bedroom also benefits from en suite facilities, while the third bedroom provides further flexibility for use as a study or guest room. A well-appointed family bathroom completes the internal accommodation.

The property is finished with hardwood flooring across much of the ground floor, double glazing and gas central heating.

Externally, a sizeable mono bloc driveway, to the front, provides ample parking and leads to a detached garage. The rear garden is a particular highlight, being south-facing, private, fully enclosed and offering an excellent balance of artificial lawn, mature planting and seating areas, making it perfect for families and outdoor living. There is also a lovely summer house, with power and light, adding to the appeal of this superb outdoor space.

The property lies within Bearsden's popular Kessington district, well placed for excellent schooling and convenient transport links into Glasgow's West End, City Centre and Edinburgh. Bearsden itself offers a superb range of amenities, including supermarkets, cafés, restaurants and leisure clubs, while Bearsden Cross provides further specialist shopping and services.













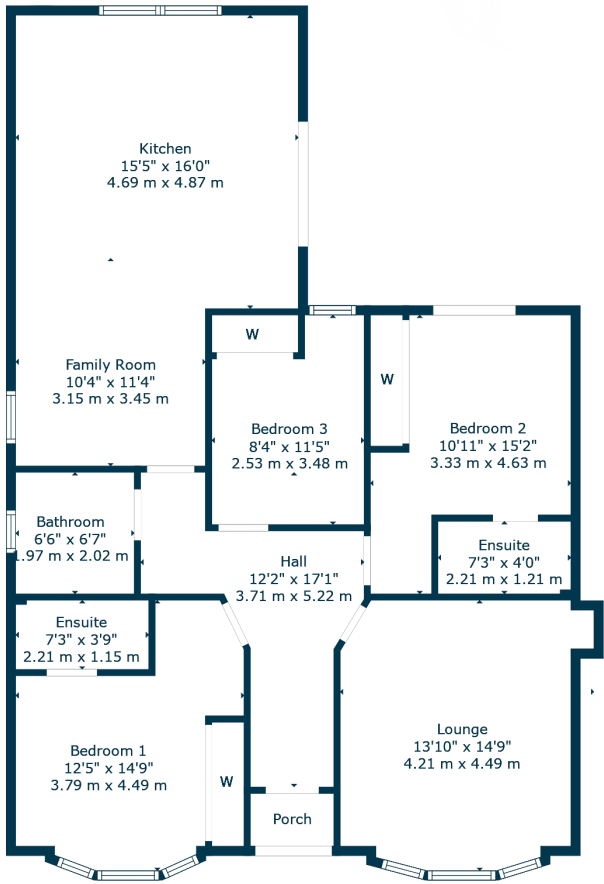
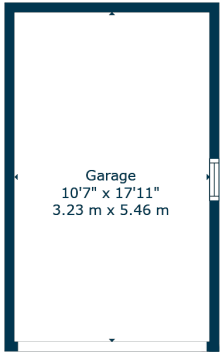












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3978** | Sat Nav: 6 Borland Road, Bearsden, G61 2NB

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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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