



**54 SPEIRS ROAD**  
BEARSDEN

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

Positioned within Bearsden's highly popular Killermont district, this smartly presented three-bedroom semi-detached villa has been significantly modernised in recent years and provides an ideal home for couples or young families seeking stylish, practical living, in a peaceful and well-connected location.

Built by John Lawrence in the post-war era, the property retains the appeal of these sought-after villas, whilst benefitting from a series of thoughtful upgrades since 2017. The interior has been finished with a confident sense of style, combining a mix of quality flooring, including hardwood, laminate and carpeting, all contributing to a cohesive and contemporary aesthetic.

The accommodation is well planned and immediately inviting. A welcoming reception hallway, with under-stair storage, leads into a bright, bay-windowed lounge, where a log-burning stove, installed in 2018, forms a striking focal point. To the rear, a formal dining room connects with a modern fitted kitchen, complete with butcher-block work surfaces, ample space for appliances and direct access to the rear garden. Upstairs, there are three bedrooms, including two generous doubles, with the front having a bay window, and a versatile third room, ideally suited to a single bedroom, nursery or study. The family bathroom, refitted in 2018, is finished with metro tiling and a heritage-style suite, with over bath shower, featuring a contemporary rainwater fitting.

The rear garden provides a fabulous outdoor space, with a large stone-flagged patio and two tiers of lawn, perfect for both entertaining and play. To the front, a monobloc driveway, installed in 2023, offers excellent off-street parking. Practical features include gas central heating, via a Worcester Bosch boiler installed in 2016, replacement PVCu double glazing and generous storage provision.

Speirs Road is ideally positioned for easy access to a wide range of amenities in Bearsden and Milngavie. Bearsden Cross, with its boutique shops and M&S Foodhall, lies just a short distance away, while local shops along Milngavie Road and larger supermarkets including Asda and Waitrose are also close at hand. The property falls within the catchment area for the highly regarded Killermont Primary and Boclair Academy. Commuters benefit from excellent transport links, with nearby road connections into Glasgow City Centre and train services available from Bearsden, Milngavie and Hillfoot stations. Leisure facilities in the area are plentiful, with the Allander Sports Centre, Nuffield Health Gym and the extensive paths of Mugdock Country Park all within easy reach.

A truly impressive home, upgraded with care and attention, offering a perfect blend of character, style and convenience in one of Bearsden's most popular residential pockets.





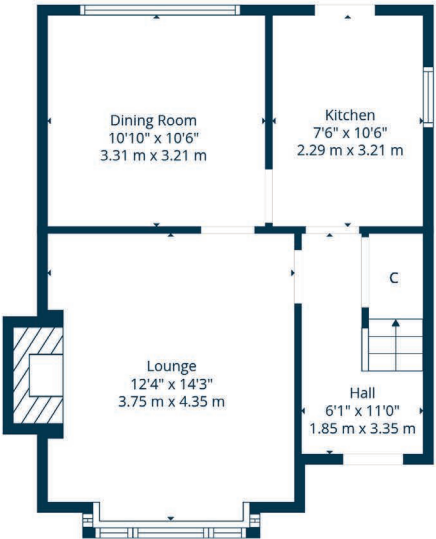
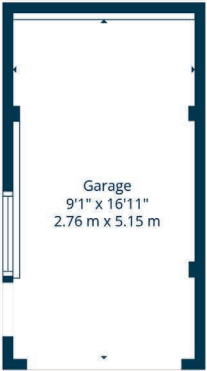




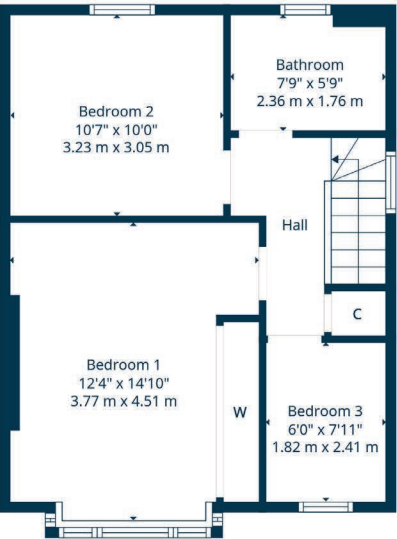








Ground Floor



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.

**BD3979** | Sat Nav: 54 Speirs Road, Bearsden, G61 2LU

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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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