



# 79 ROMAN COURT

BEARSDEN

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## 2 | BEDROOMS

## 2 | BATHROOMS

## 2 | PUBLIC ROOMS

Set within the highly admired Roman Court development, this exceptional two-bedroom apartment occupies a prime top-floor position, with a private balcony, enjoying a bright south-facing aspect. Built around twenty-five years ago, on the line of the Antonine Wall, a recognised World Heritage Site, sits one of Bearsden's most sought-after addresses, combining space, style and an unrivalled location, close to the heart of Bearsden Cross.

This is the largest style of two-bedroom apartment within the development, sharing the same generous footprint as the three-bedroom layout, and the sense of scale is immediately evident throughout. The property has been impeccably maintained and upgraded, with freshly decorated interiors, smooth plastered walls and ceilings and a contemporary specification, which includes a modern kitchen, quality sanitary ware, replacement uPVC double-glazed windows and patio doors, and a new composite entrance door, providing an impressive welcome.

Internally, the accommodation begins with a spacious reception hallway, with excellent storage and access to a floored and lined attic, a rare and valuable addition. The hall flows through glazed oak doors into a wonderfully bright open-plan lounge and dining room, enhanced by a wide front window and south-facing patio doors opening to the private balcony, a superb spot to enjoy the outlook and natural light. The dining kitchen, finished with high-gloss cabinetry, Silestone-style worktops and integrated Bosch appliances, offers ample space for informal dining and benefits from a further three-frame window overlooking the residents' gardens.

There are two well-proportioned double bedrooms, each with fitted wardrobes, with the principal being further enhanced by a stylish en-suite shower room. A contemporary four-piece family bathroom, complete with both bath and separate shower enclosure, completes the internal accommodation.

Externally, the property benefits from beautifully kept communal gardens and ample parking provision, for both residents and visitors. A particular highlight is the large tandem double garage, with additional storage, located close to the main entrance. The communal areas themselves have recently been refurbished, with upgraded entry doors, landing windows and door entry system, providing an excellent first impression.

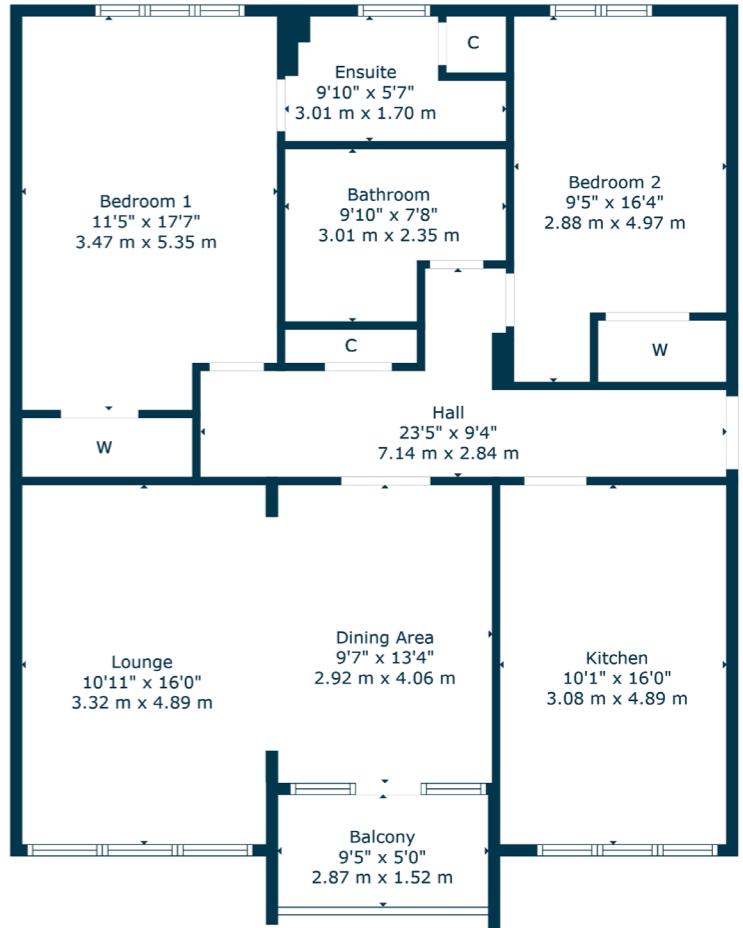
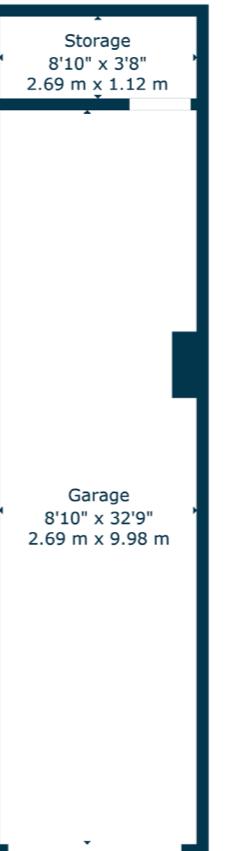
Roman Court is positioned just a short walk from Bearsden Cross, where a wide range of independent retailers, specialist shops, cafés and restaurants can be found, alongside everyday amenities such as M&S Food and Co-op. Bearsden Railway Station is within walking distance, offering frequent services into Glasgow's West End and City Centre, with further connections from Hillfoot Station just half a mile away.

This is a rare opportunity to secure one of the finest flats in Roman Court, an immaculately presented, spacious apartment in an exceptionally convenient setting.









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.

**BD3984** | Sat Nav: 79 Roman Court, Bearsden, G61 2NW

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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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