



**3 LOCHNAGAR DRIVE**  
BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Set within Bearsden's ever-popular Baljaffray district, this 1970s extended John Lawrence semi-detached villa has been transformed into a superb contemporary family home. Offering stylish, flexible living across two levels, the property combines generous internal space with a professionally landscaped garden, designed for year-round entertaining.

Internally, the house has been finished to an excellent standard. The front lounge is a bright and spacious room that can be opened or separated via bi-fold doors, creating a versatile arrangement for both everyday life and entertaining. To the rear, a large and bright modern kitchen and family room forms the heart of the home, complete with bi-fold doors opening directly to the rear deck. The well appointed, modern kitchen, features a range of base and wall mounted units and integrated appliances, complemented by a large breakfast bar. A dining area connects seamlessly, while a utility room, dressing area and a shower room complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, each presented in fresh, neutral décor, along with a stylishly appointed main three piece bathroom, with an over bath rain fall shower.

The rear garden has been professionally designed and is totally private. It features a composite deck, with an outdoor kitchen, and a superb aluminium pergola, with louvred roof and screened sides, creating an all-weather space perfect for alfresco dining. An artificial grass lawn has been laid to form a private putting green, with cups, offering something truly unique. To the front, a large monobloc driveway provides excellent parking provision.

The property benefits from gas central heating, double glazing, and falls within the catchment area for Baljaffray Primary and Bearsden Academy, making it an ideal choice for families.





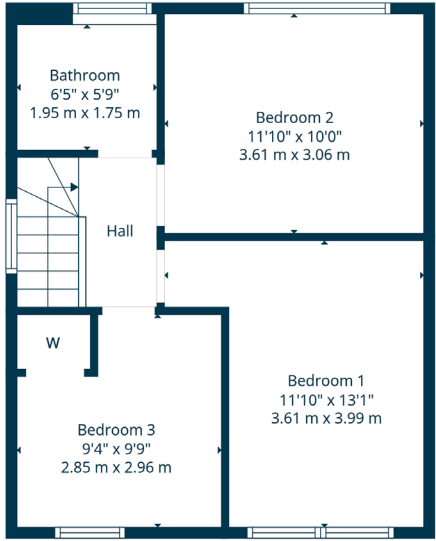
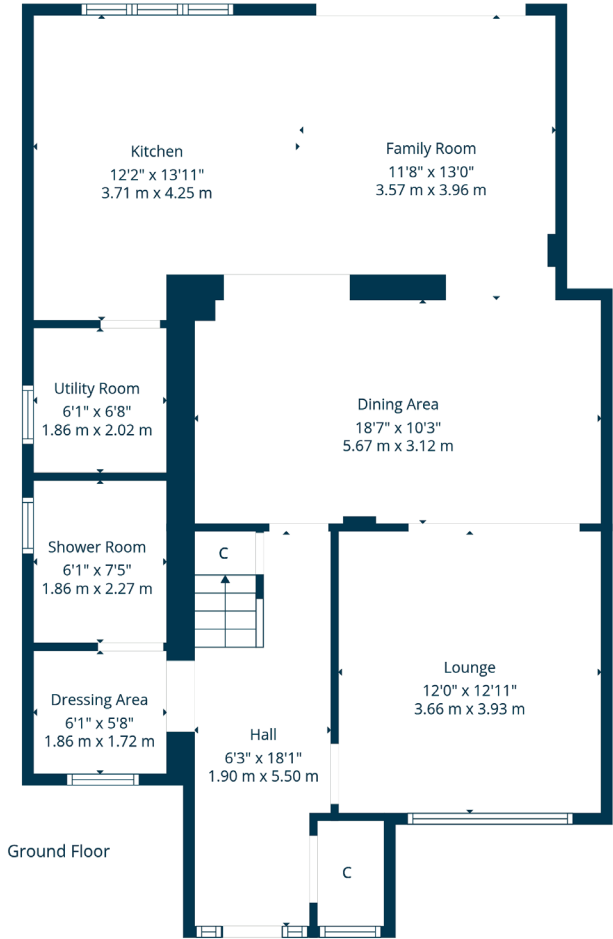












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

**BD3986** | Sat Nav: 3 Lochnagar Drive, Bearsden, G61 4RP

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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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