

18
CRAIGMORE ROAD
BEARSDEN



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A superb two bedroom semi detached villa occupying a prime corner plot in a popular residential pocket in Bearsden.

The accommodation comprises: entrance hall, living room, kitchen, two bedrooms, bathroom and gas central heating.

The property benefits from full planning permission to build a further sophisticated three bedroom villa within the existing garden ground and to add a rear extension to the existing property







Key to this opportunity is the planning permission already in place, allowing for immediate progress on a two-story villa designed for modern living.

The future home is envisioned to feature a private garden and rear parking, elements that elevate its desirability among potential residents by offering both aesthetic charm and practical benefits.

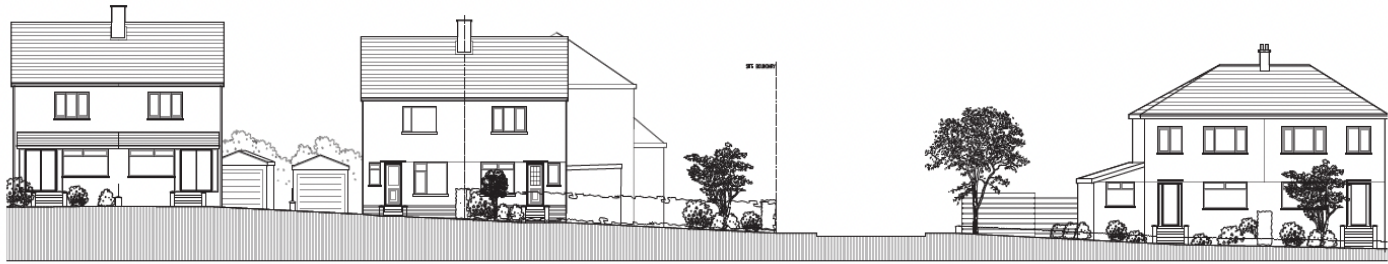
Situated in a prime location, this project holds a lot of opportunity and scope for developers or investors. It combines the allure of one of Glasgow's most desirable suburbs, Bearsden, with the potential for a bespoke, high-quality living space, making it an attractive investment with the promise of good returns.

The existing two-bedroom property that forms part of the sale is currently let out to existing tenants, offering an immediate and tangible revenue stream.





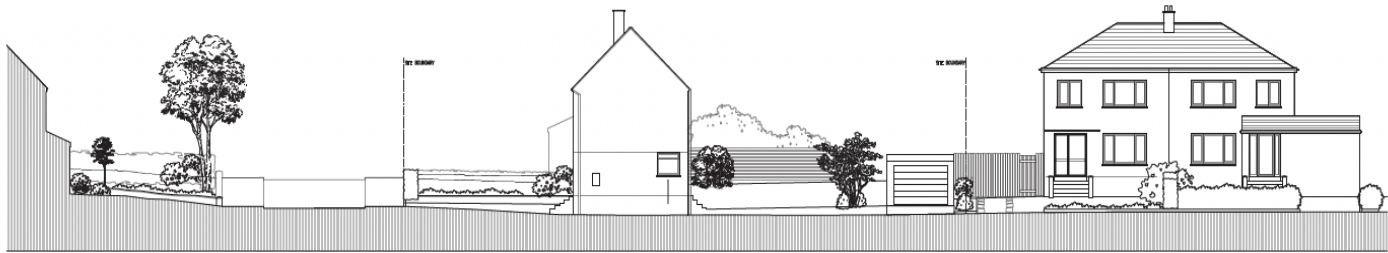




1 CHISWICK ROAD STREET FRONTAGE ELEVATION AS EXISTING
SCALE 1:100



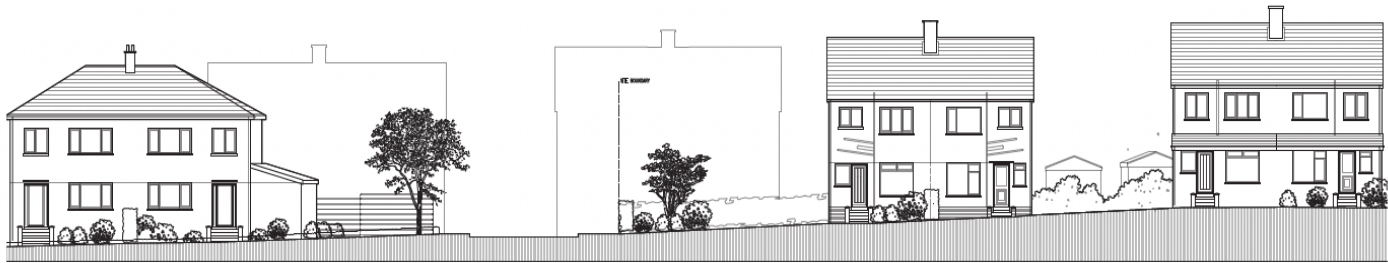
1 CHISWICK ROAD STREET FRONTAGE ELEVATION AS PROPOSED
SCALE 1:100



2 POTTERS PLACE STREET FRONTAGE ELEVATION AS EXISTING
SCALE 1:100



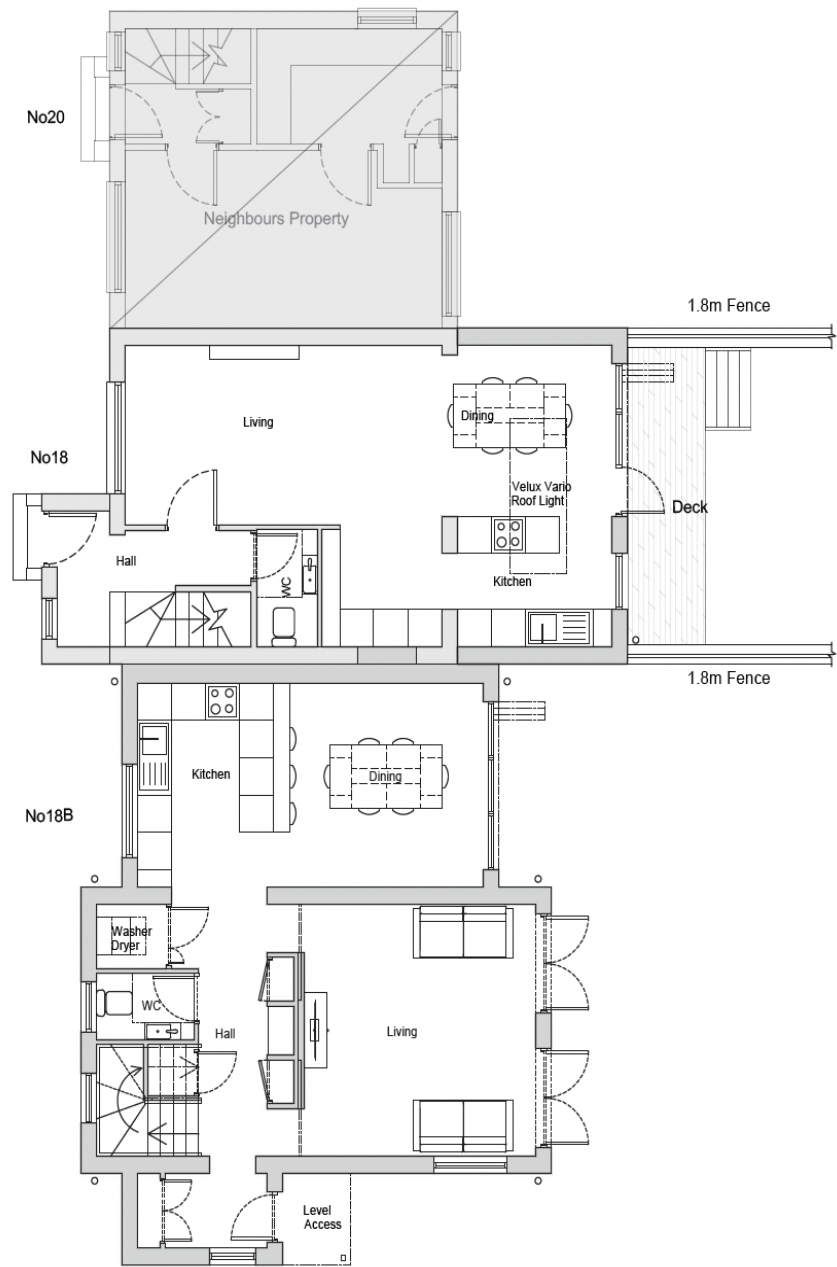
2 POTTERS PLACE STREET FRONTAGE ELEVATION AS PROPOSED
SCALE 1:100



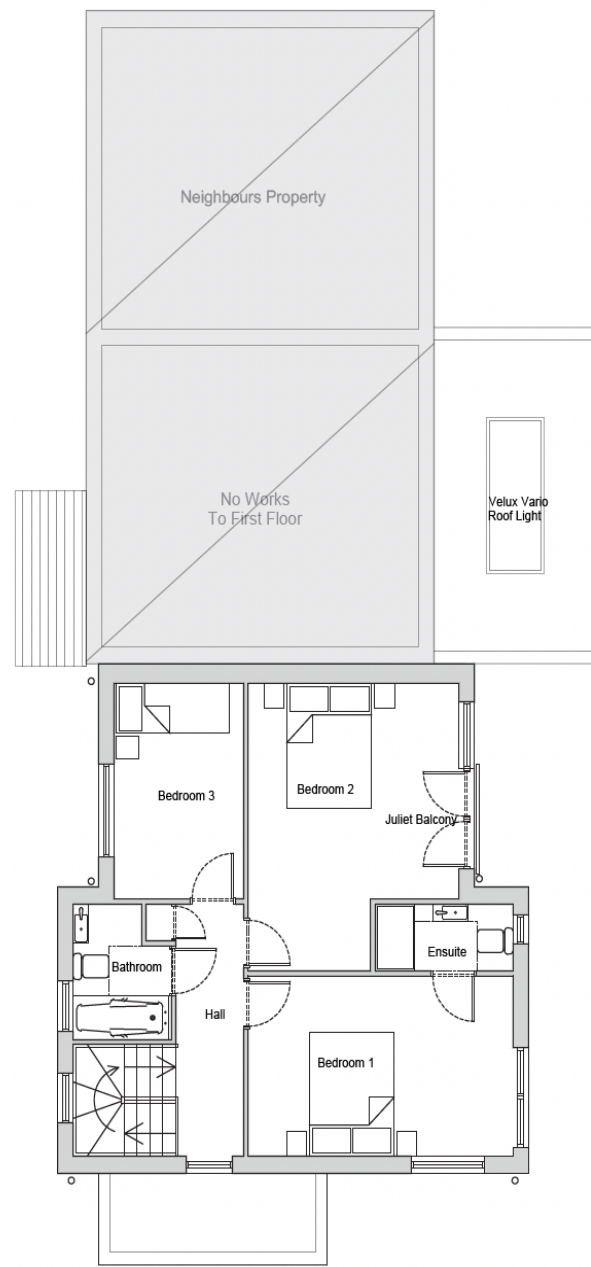
3 PROPERTY REAR ELEVATION AS EXISTING
SCALE 1:100



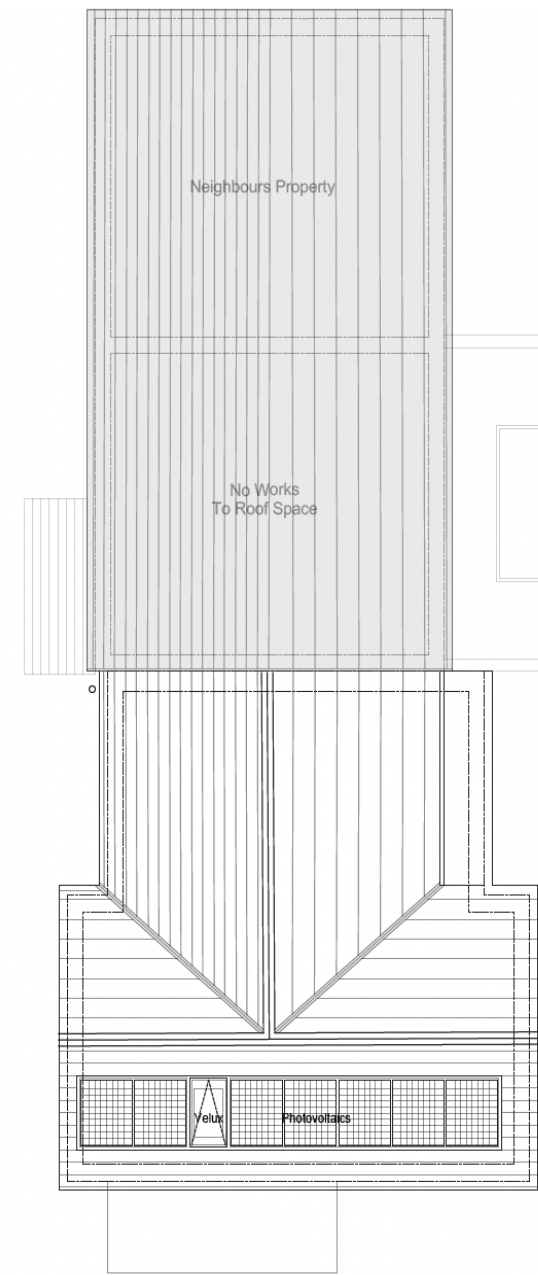
3 PROPERTY REAR ELEVATION AS PROPOSED



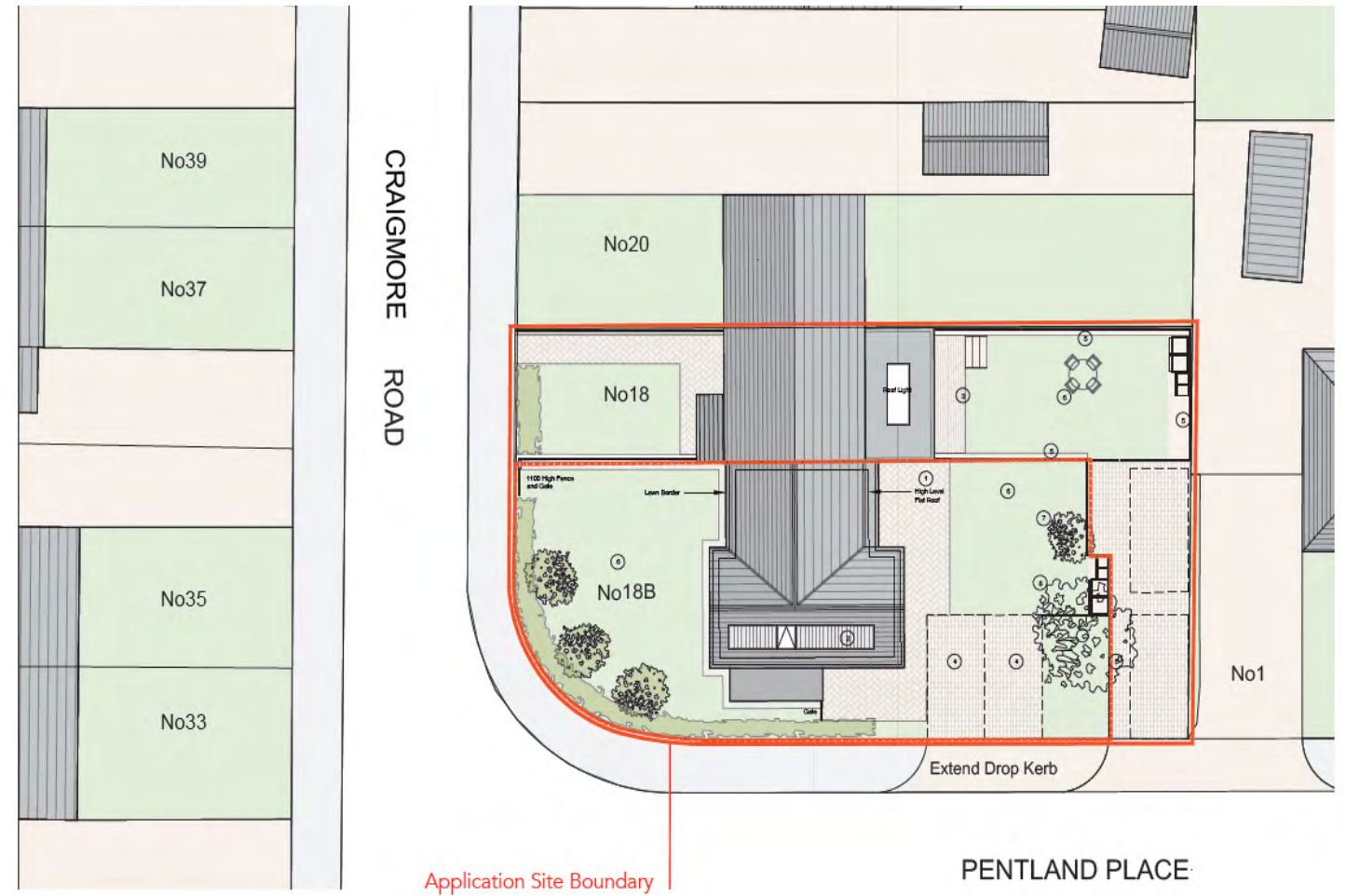
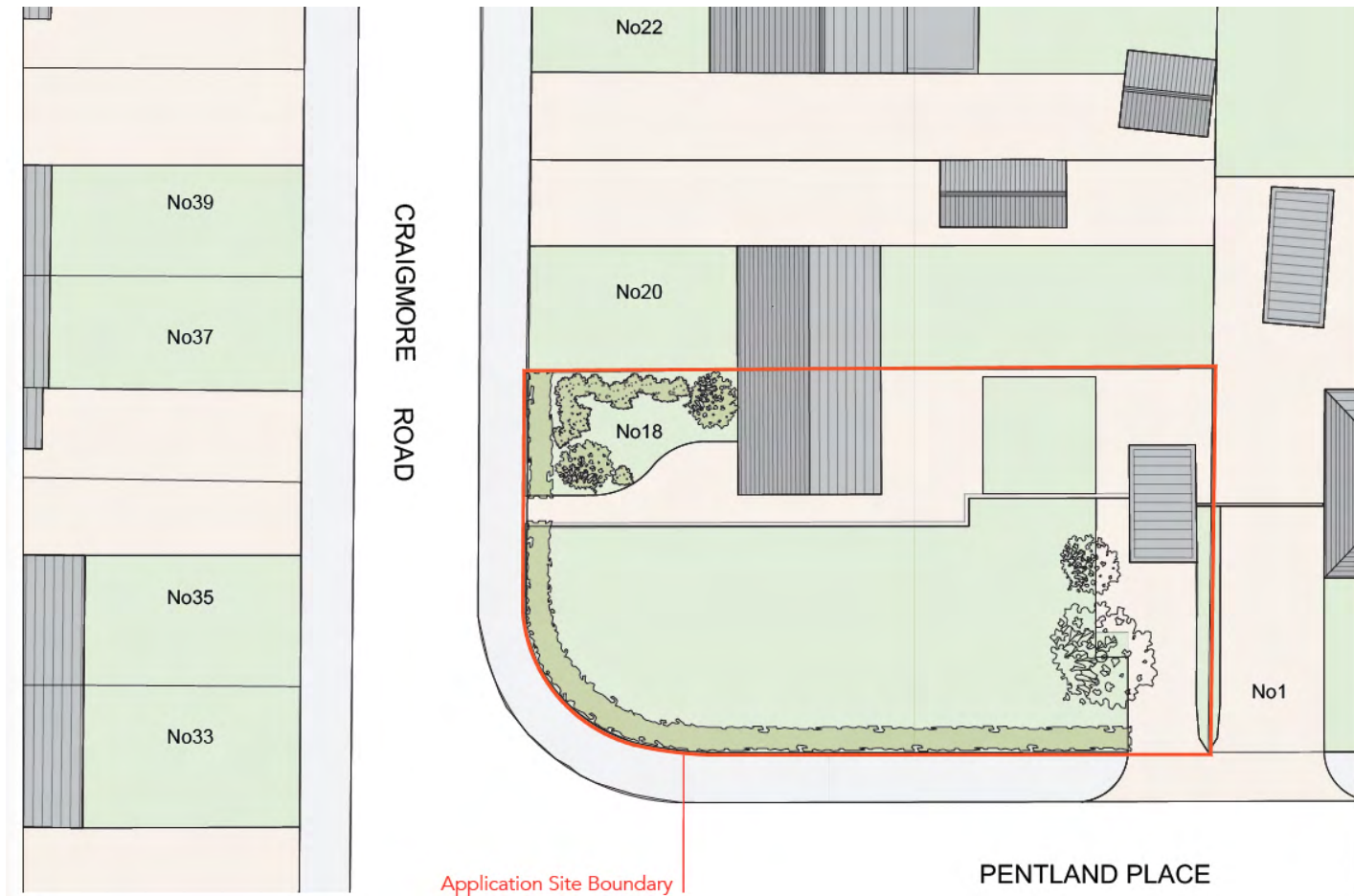
1 GROUND FLOOR AS PROPOSED
SCALE 1:100



2 FIRST FLOOR AS PROPOSED
SCALE 1:100



3 ROOF PLAN AS PROPOSED
SCALE 1:100



Local Area

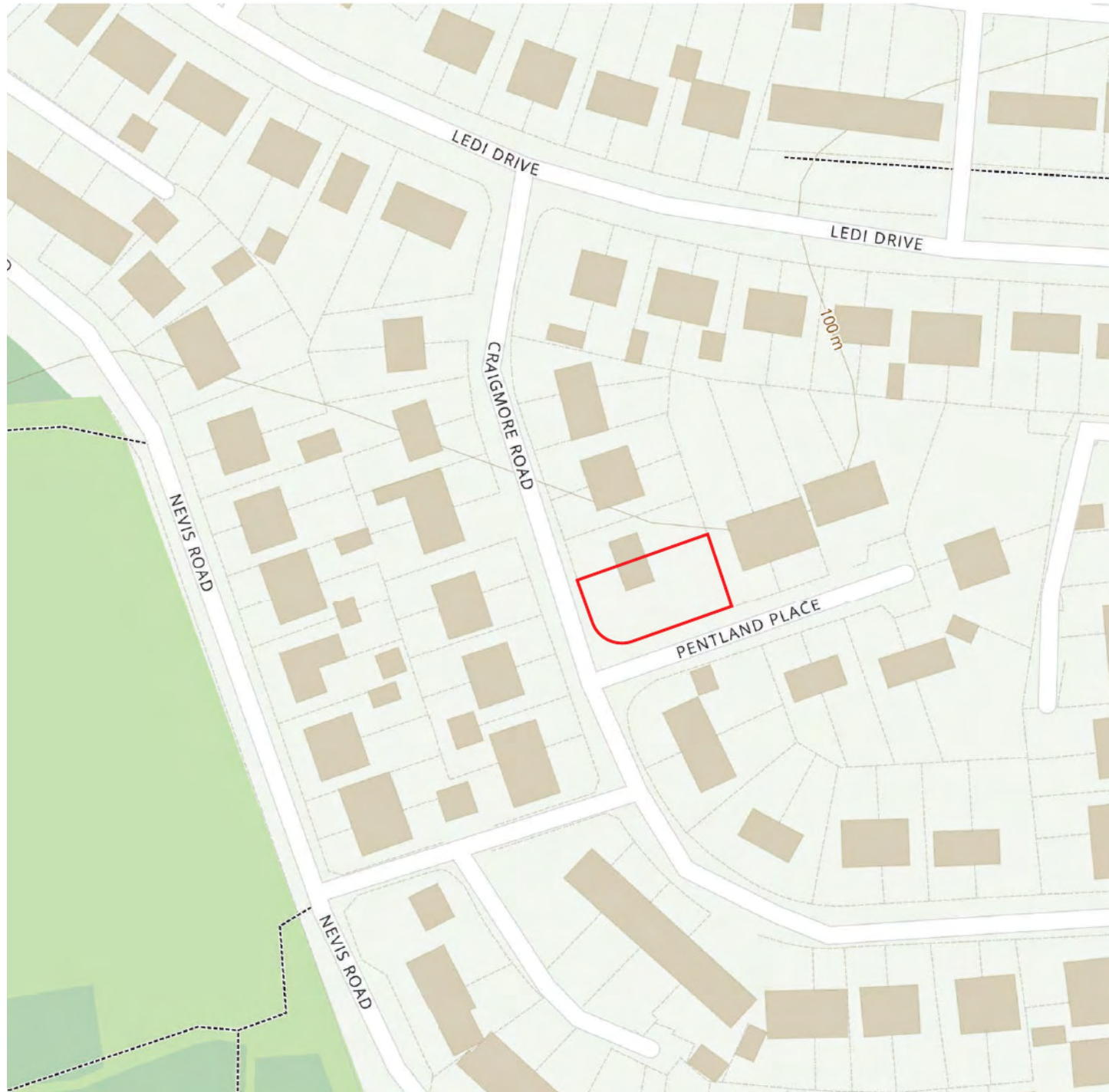
The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is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

BD0000 | Sat Nav: 18 Craigmore Road, Bearsden, G61 4JS

For the more information visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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