



42 ROWAN DRIVE

BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Located within the highly sought after Burnbrae district, this superb and professionally extended John Lawrence detached villa is ideal for a growing family, falling within the catchment area for the popular Mosshead Primary and Bearsden Academy.

The property has been well maintained and will make a fantastic family home, delivering three good sized bedrooms, three reception rooms, including an open planned kitchen and family room to the rear that overlooks the rear gardens.

The accommodation comprises; entrance vestibule, leading into the hallway, spacious lounge through to dining room which gives access into the large, bright open planned kitchen with pantry off and family room with French Doors out to the rear garden. Completing the ground floor accommodation is a shower room off the main hallway.

Stairs lead to the upper landing, where there are three generously proportioned bedrooms, and a family bathroom with WC, sink and shower over bath.

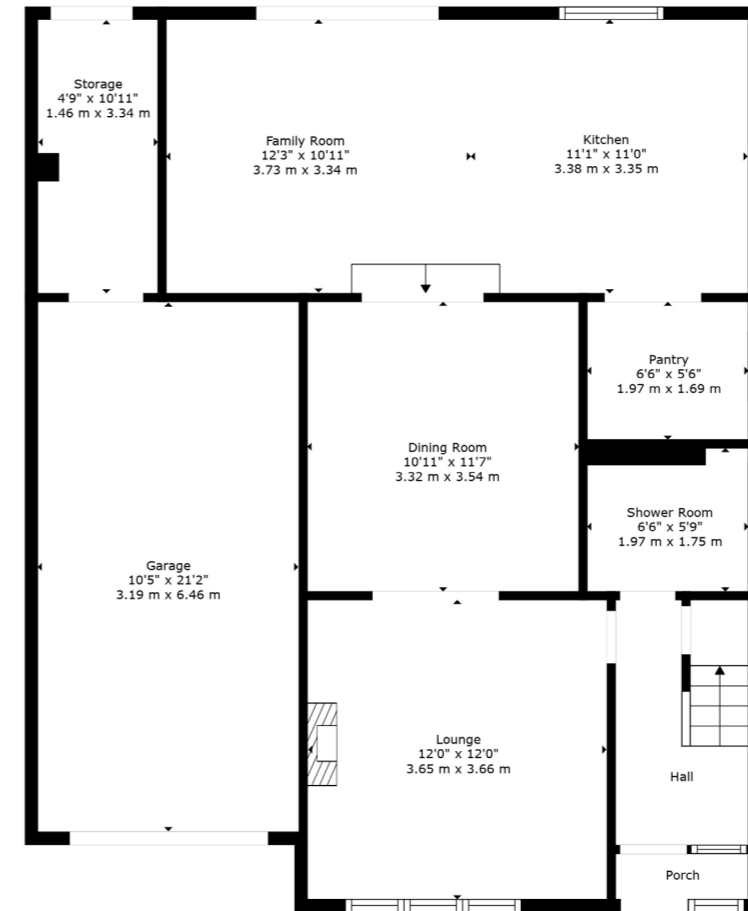
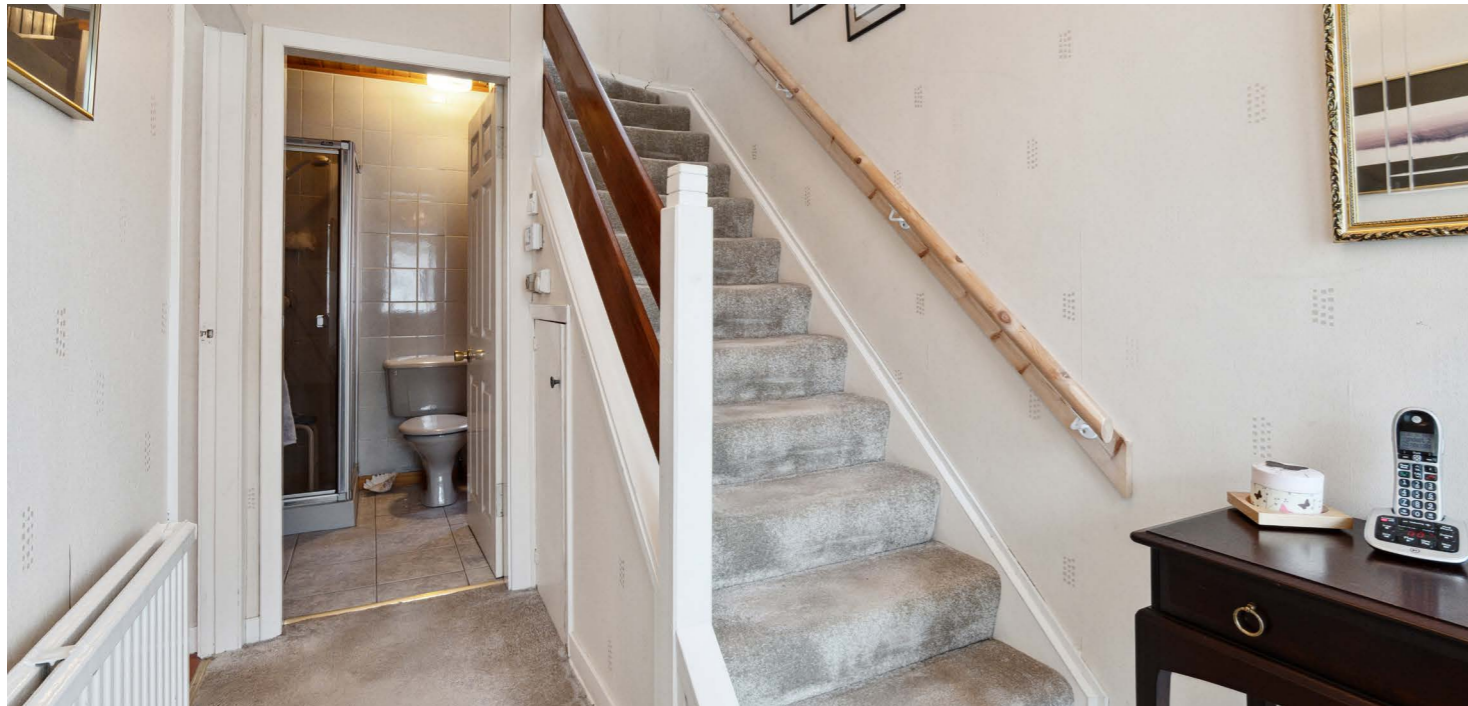
Externally, the property has a mature, well maintained front garden, featuring a lawn, shrubs and a mono blocked driveway leading to the attached garage. There is a lovely rear garden, featuring a patio and lawn areas. The rear garden is fully enclosed by fence and trees on the periphery and benefits from a useful storage shed.

The property further benefits from double glazing, and gas central heating.

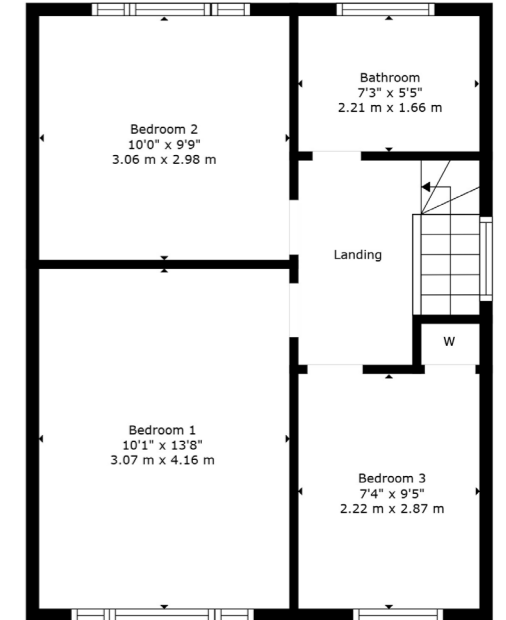








Floor 1



Floor 2

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.

BD3639 | Sat Nav: 42 Rowan Drive, Bearsden, G61 3HQ

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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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