



**77 MORVEN ROAD**  
BEARSDEN

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A tremendous three-bedroom professionally extended detached villa occupying a favoured setting within the enviable Gartconnell district of Bearsden, falling within the catchment for Bearsden Primary School and Bearsden Academy High School. The property commands an elevated position which allows for outstanding views and open outlooks and the location also affords easy access to Kilmardinny Loch, popular with families for walks, and Bearsden Cross offering a range of amenities including cafes, restaurants, shops, and supermarkets.

The accommodation comprises; welcoming reception hallway, bright and spacious living room with open outlook to the front, through to a large open planned dining sized kitchen, and through to an additional family room to the rear with useful shower room wc off, views over the gardens, and direct access out to the patio and garden. Stairs lead to the upper landing where there is a well appointed family bathroom with three piece suite and shower over bath, and three bedrooms, two of generous double proportion, and a smaller third. There is a generous floored loft accessed via hatch from the landing.

Externally the property benefits from extremely private rear gardens, laid mainly to lawn with mature hedging and well-stocked established beds, patio area and shed. To the front there is a driveway and garage.





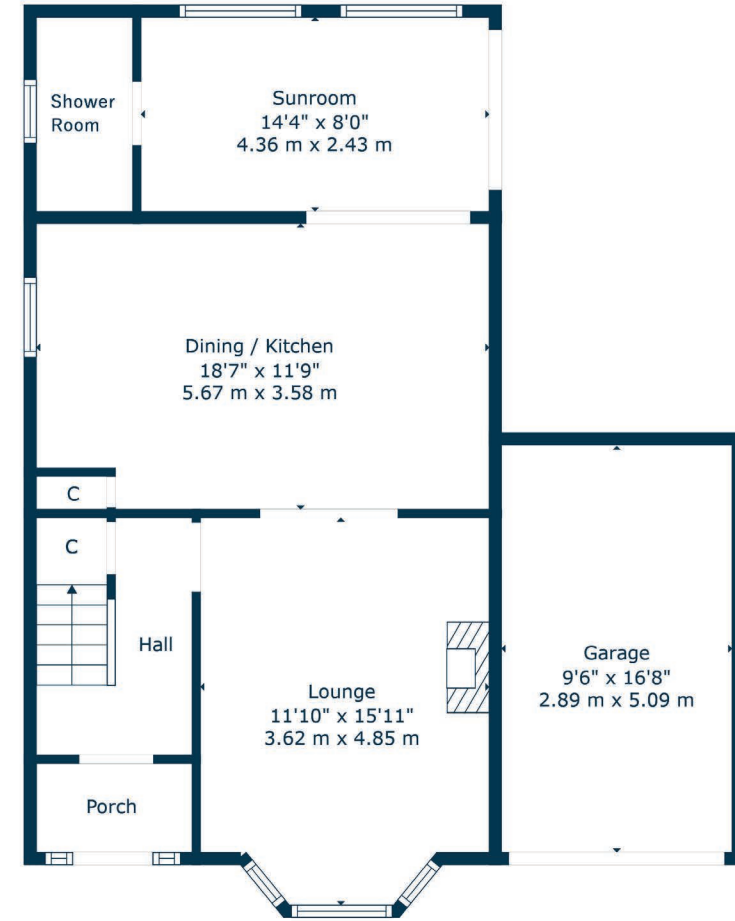




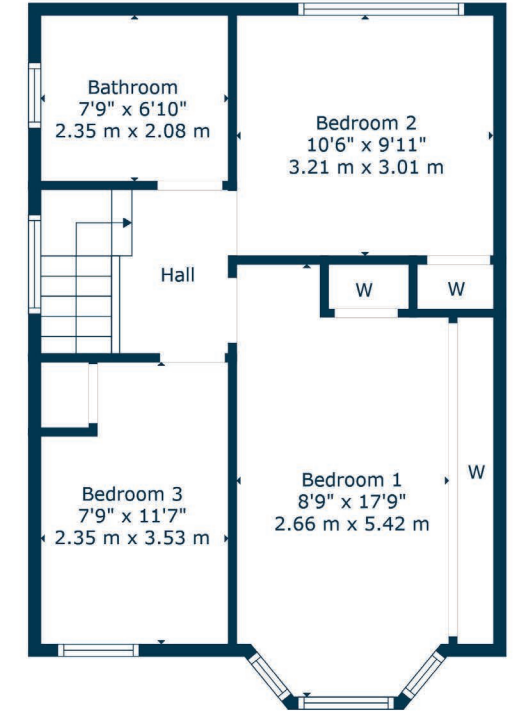








Floor 1



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.

**BD3663** | Sat Nav: 77 Morven Road, Bearsden, G61 3BY

For the full home report visit [www.corumproperty.co.uk](http://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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Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)