



30 DIRLETON GATE
BEARSDEN

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A comprehensively transformed and professionally extended three bedroom semi-detached villa, located in close proximity to a host of local amenities, train links at Westerton train station, and nursery and schooling at Westerton Pre-School, Nursery, and Primary.

This wonderful family home delivers cleverly designed and highly versatile family accommodation, driveway parking, a private and enclosed rear garden, a large elevated deck, and cleverly integrated external storage both under the decking and the house itself. The accommodation in full comprises; entrance hallway with storage off, main lounge to the front with dual aspect, and to the rear there is a striking and immensely bright open planned dining area with vaulted ceilings and bi-fold door access out to a large elevated deck., and well equipped and superbly appointed modern kitchen with a range of base and wall mounted storage, integrated appliances, and induction hob with down draft extractor. From the kitchen there is a useful utility room with direct access out to the decking, and a Jack and Jill style bathroom which links to the principal double bedroom to the front of the house. Stairs lead up to the first floor where there are two good sized bedrooms, and a well-appointed bathroom with three-piece suite. There is fixed stair access that leads up from the upper hall to a useful floored and lined loft space.

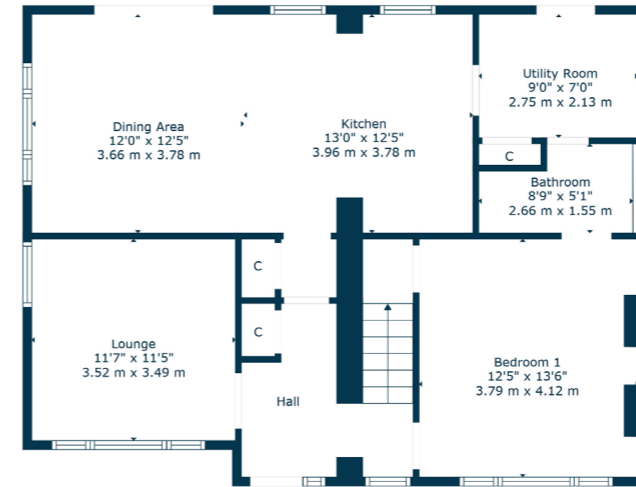
The specification includes gas central heating, double glazing, and EV charging point.

Externally there are well presented private and enclosed rear gardens, lots of useful external storage and a large chipped drive to the front.

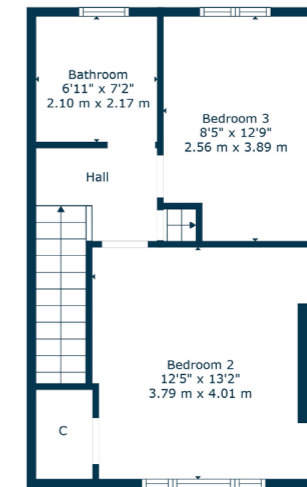




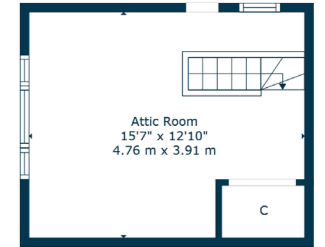




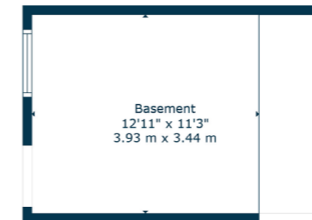
Floor 2



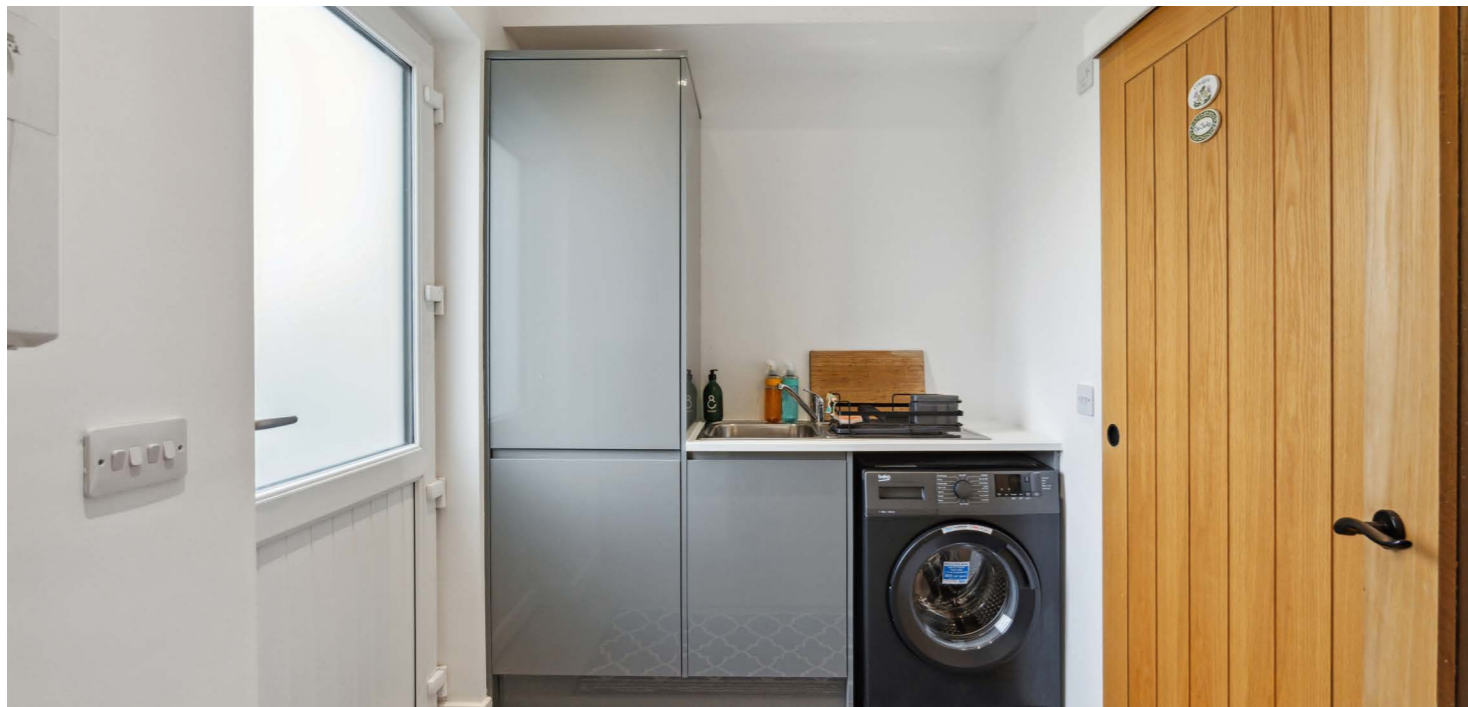
Floor 3



Floor 4



Floor 1



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.

BD3640 | Sat Nav: 30 Dirleton Gate, Bearsden, G61 1NP

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk