



43 IAIN ROAD

BEARSDEN

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A meticulously upgraded and remodelled semi-detached villa, located within a sought after pocket of Bearsden, perfectly placed for highly regarded schooling and a plethora of local amenities, shops, and cafes. This superb family home boasts a large mono bloc drive to the front, with space for multiple vehicles, and a flawless, private and enclosed rear garden, which is level and laid with low maintenance artificial grass and a flagstone patio area. The property also benefits from an attached single garage, which has a roller door and is extremely well equipped internally.

The accommodation is formed over two principal levels and has been painstakingly upgraded by the current owners, including a remodel to open up the upper landing, providing valuable extra space for a home office area. There is the useful addition of a floored and lined attic room, accessed by a fixed stair off the upper hall. In full, the accommodation comprises:- bright and spacious reception hallway, beautiful front facing, box bay-windowed, lounge, leading through to a rear facing dining room, with patio doors to the garden, and a superb open planned, well equipped, modern kitchen, with integrated appliances, including fridge freezer, dishwasher, induction hob, extractor fan and double oven. The kitchen can also be accessed from the main hall.

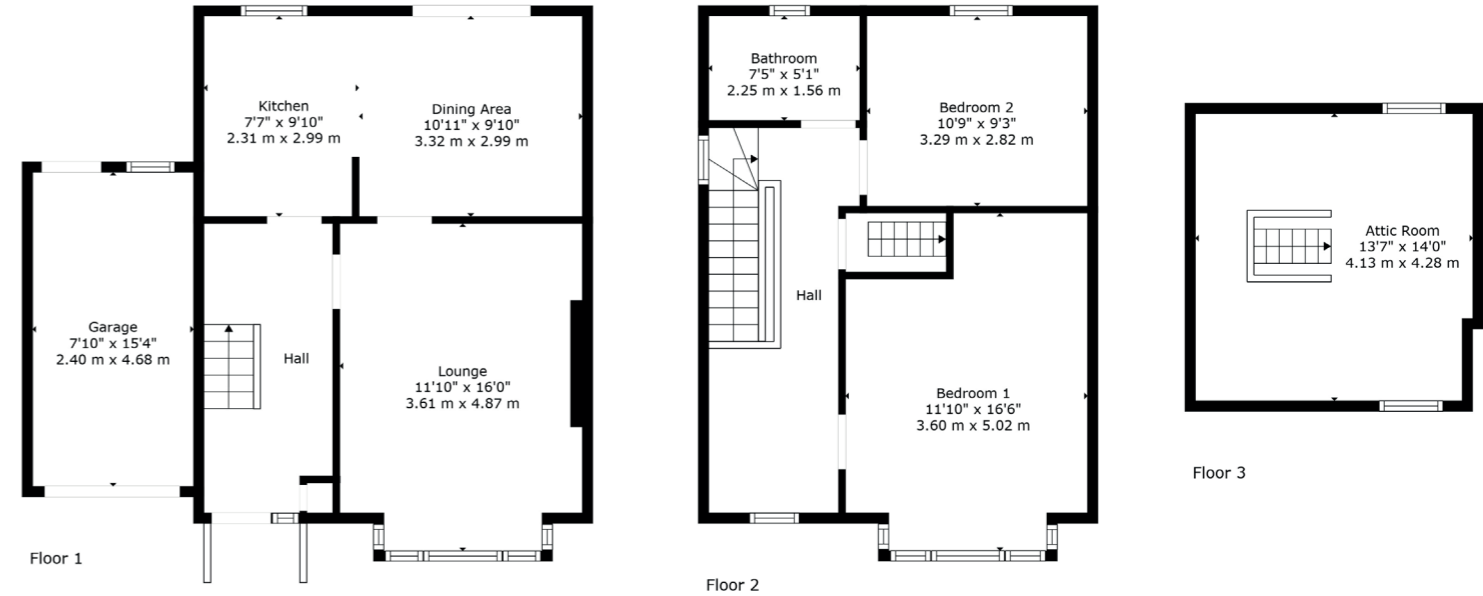
Upstairs, the hallway is notably spacious, providing space for a home office area. There is a beautifully appointed main bathroom, with a three-piece suite, including shower enclosure, and two bedrooms, with the principal featuring plentiful fitted wardrobes and storage. From the upper hallway, a fixed stair leads up to a useful attic room.

The property is further enhanced with double glazing and gas central heating, with stylish collum radiations throughout.









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.

BD3645 | Sat Nav: 43 Iain Road, Bearsden, G61 4PB

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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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