



12 MURRAY GROVE

BEARSDEN

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

Boasting arguably one of the best positions at the head of the cul-de-sac, 12 Murray Grove delivers a particularly peaceful setting, wonderful open views, a large plot, detached double garage, and a hugely adaptable layout, within a popular and sought after pocket of North Baljaffray. This wonderfully bright family home falls within the catchment for Bearsden Academy and Baljaffray Primary and is conveniently located for a host of local amenities.

Formed over four split levels, the accommodation on offer extends to:- entrance reception hallway, with cloakroom WC off, generous principal lounge, with focal fireplace, and a large dual aspect formal dining room. A small staircase leads down to a well-appointed kitchen, featuring a range of base and wall mounted units. There is a good-sized utility room off the kitchen, with access out to the rear gardens. In addition, there is a large additional family room, which leads through to a generous conservatory, featuring French door access out to the rear gardens. From the main hall, a further small staircase leads up to two good sized bedrooms, one of which is currently utilised as a home office, and a main family bathroom, with three-piece suite and over bath shower. Stairs lead up to the upper level, where there are two further bedrooms, with the principal having plentiful fitted wardrobes and a well appointed ensuite, and the other boasting fitted storage and having a superb dual aspect, with fantastic views.

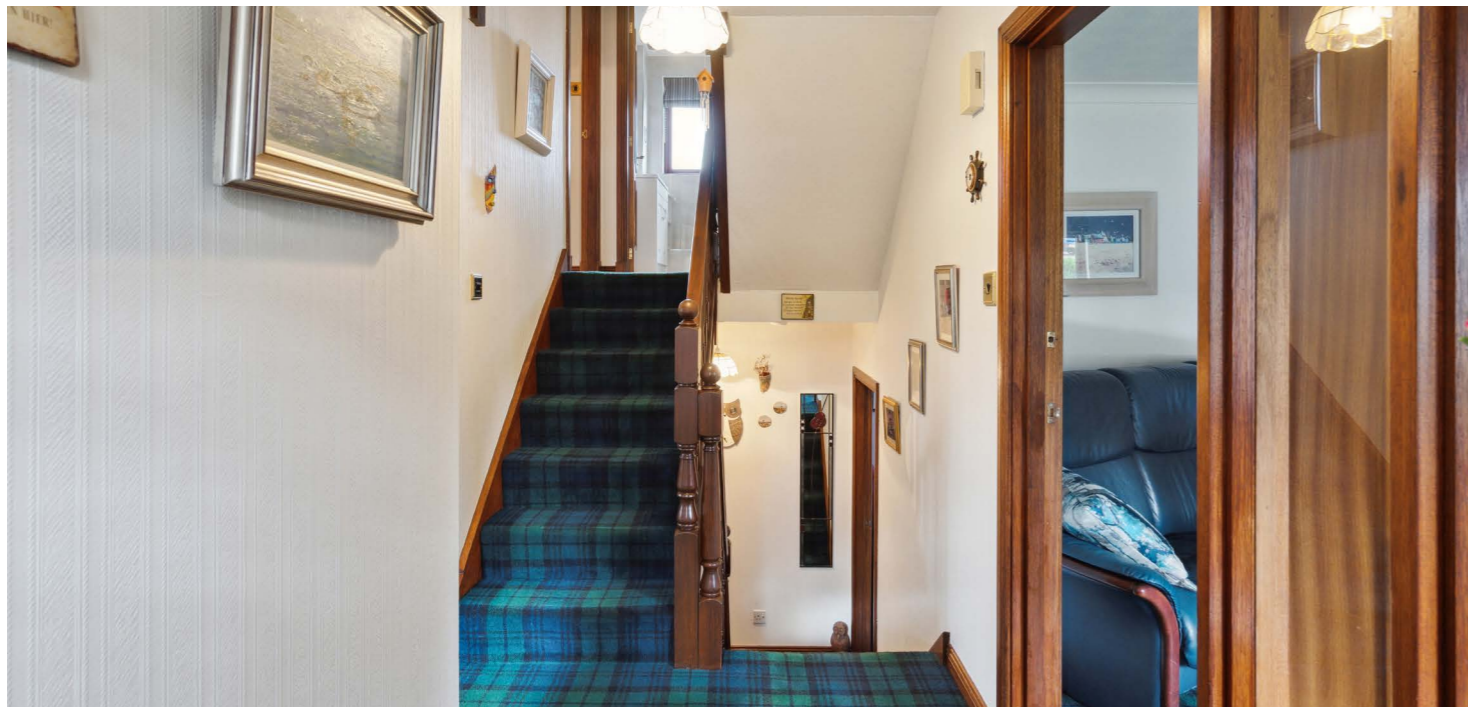
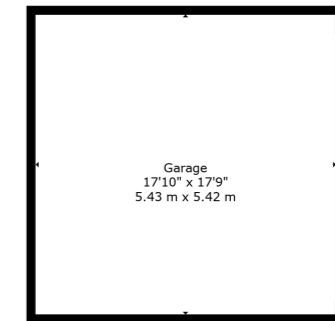
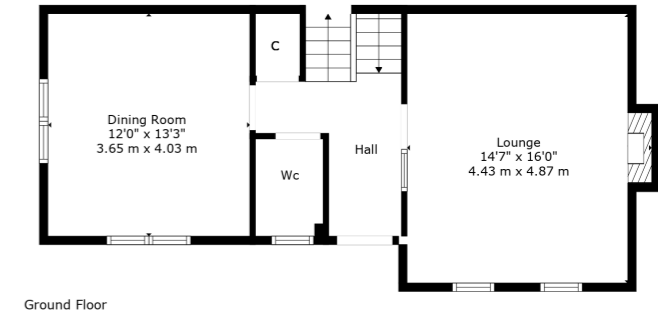
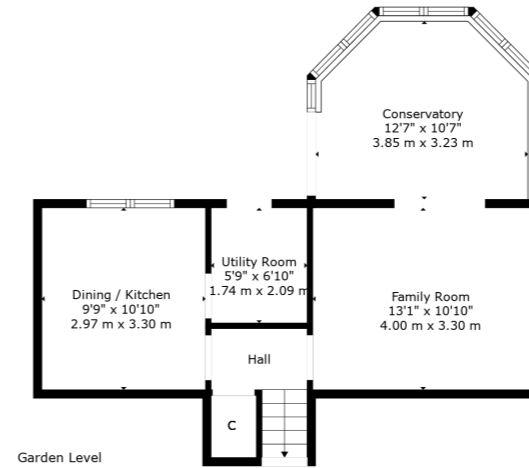
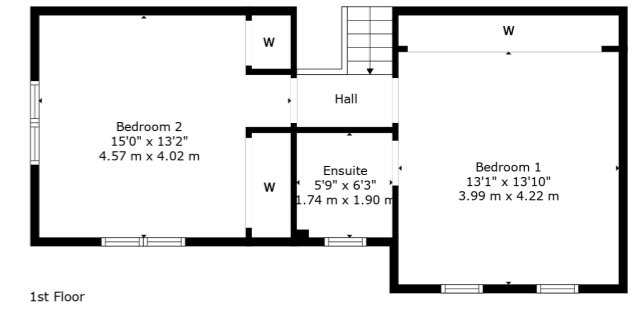
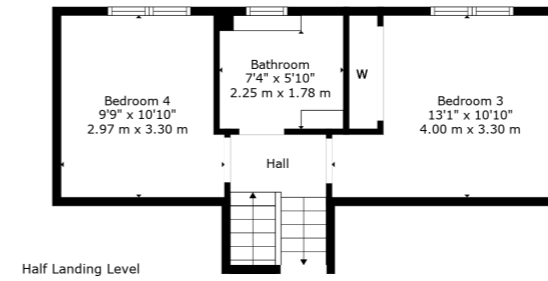
The specification includes gas central heating and double glazing.

Externally, the property sits within beautiful tended and maintained garden grounds, with the rear and side both being enclosed and comprising lawn sections, patio areas and mature beds and borders. To the front, there are small lawn sections and attractive beds and borders. There is an extremely large monobloc drive, with space for multiple vehicles, and an expansive detached double garage.









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.

BD3743 | Sat Nav: 12 Murray Grove, Bearsden, G61 4SF

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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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