



# BROOMFIELD

5 SOUTH ERSKINE PARK, BEARSDEN

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**3 | BEDROOMS**

**1 | BATHROOM**

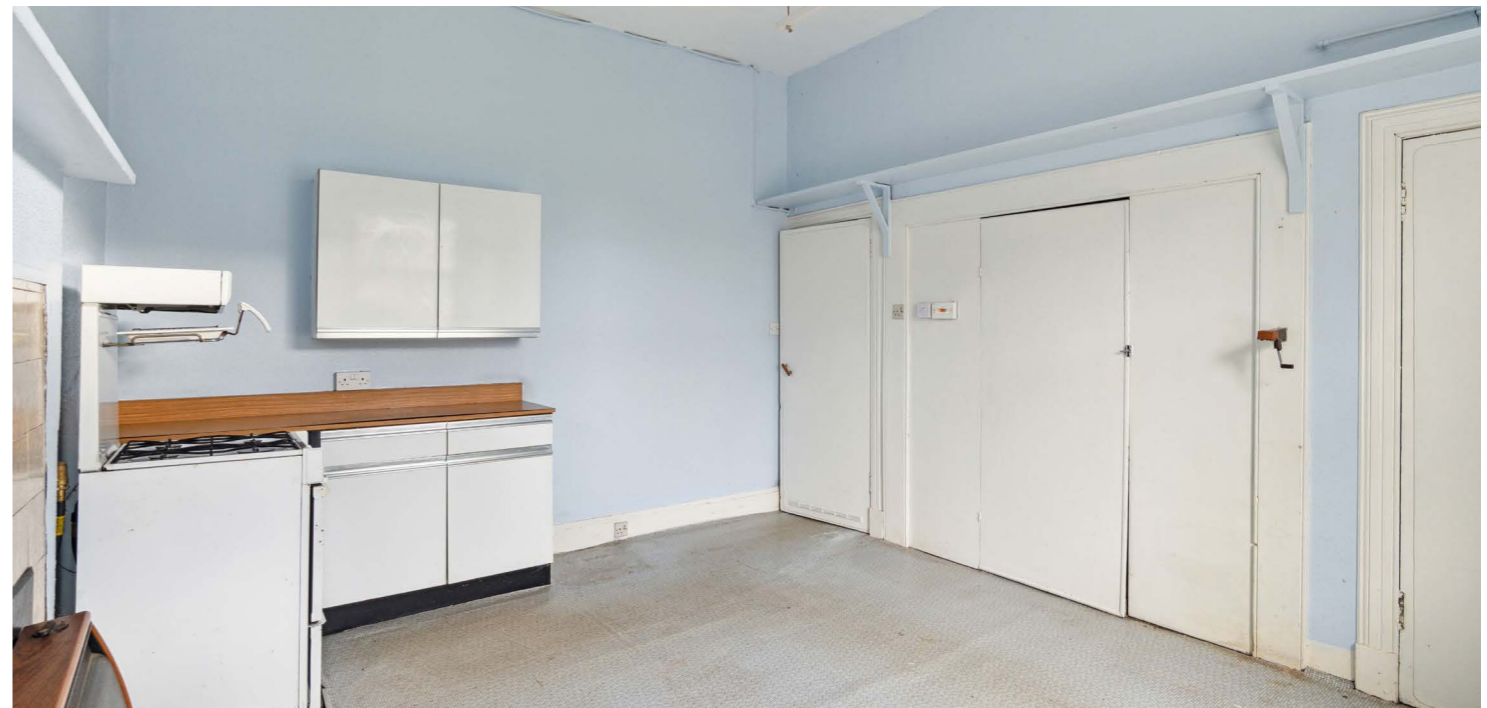
**3 | PUBLIC ROOMS**

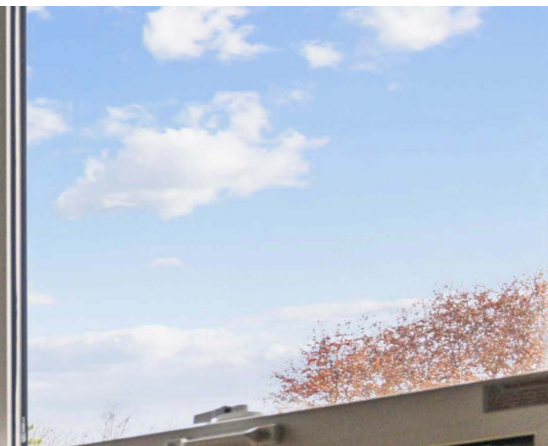
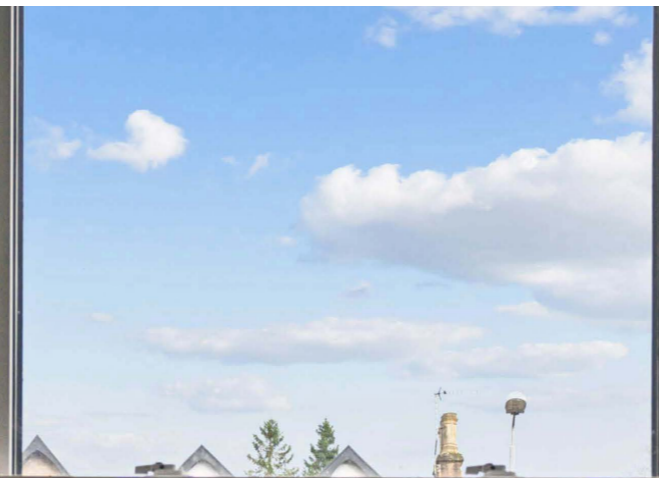
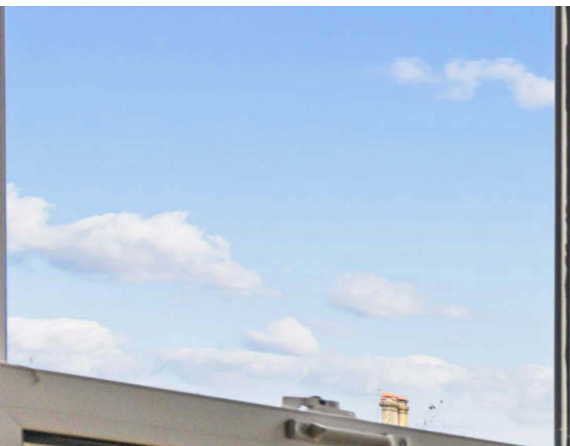
**Broomfield is a handsome detached sandstone villa, located on the prized South Erskine Park, in the heart of Old Bearsden. Whilst the property is in need of complete renovation, and has been priced accordingly, one would argue that a detached villa of this ilk and location poses a rare and, indeed, immensely attractive proposition for those seeking an opportunity to personalise and tailor a most attractive home in this coveted Old Bearsden address.**

The property is set within a generous level plot, on what is considered the preferred south facing side of South Erskine Park, with a generous enclosed rear garden, large driveway and a detached single garage. Retaining a wealth of period features, the generously proportioned accommodation, offering five principal apartments, comprises, in full:- entrance vestibule, providing access to a welcoming reception hallway, with particularly large under stair storage, generous, bay windowed, principal lounge, with press storage cupboard, large dining room, with walk-in storage cupboard off, expansive dining sized kitchen, to the rear, with utility room off, boiler room and, completing the lower accommodation, a rear facing conservatory. There is an additional storage room, which forms part of the lower level of the property, which is externally accessed from the rear garden.

Stairs lead up and split to access a main house bathroom and large double bedroom, on a half landing, and then up to an upper landing, with large storage cupboard off and two generous additional double bedrooms, one boasting generous inbuilt storage.

The specification includes gas central heating, via a combi-boiler, and double glazing 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.

**BD3776** | Sat Nav: Broomfield, 5 South Erskine Park, Bearsden, G61 4NA

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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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