



**2 STIRLING AVENUE**

BEARSDEN

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c o r u m



**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**This outstanding semi detached property is set back from the road and occupies an elevated position, on a mature and generously sized plot, boasting a driveway and an attached garage. Beautifully presented and in true walk-in condition, the property offers a fantastic blend of charming period character and modern comfort.**

The accommodation in full comprises:- entrance porch leading into a welcoming reception hallway, which benefits from an under-stair storage cupboard. To the front, there is a bright and spacious bay-windowed lounge, providing a superb living area, enhanced by a feature fireplace. To the rear, a delightful dining room offers a formal space for entertaining and provides direct access to the rear gardens. Also, to the rear, there is a well-appointed and stylish refitted modern kitchen, featuring a selection of wall and base-mounted storage units and high-quality integrated appliances, including a gas hob, electric oven and extractor hood. The kitchen also affords access to the rear gardens.

Ascending the staircase, the upper level hosts three bedrooms, two excellent doubles and one smaller single room, and a contemporary three-piece family bathroom, complete with an over-bath shower.

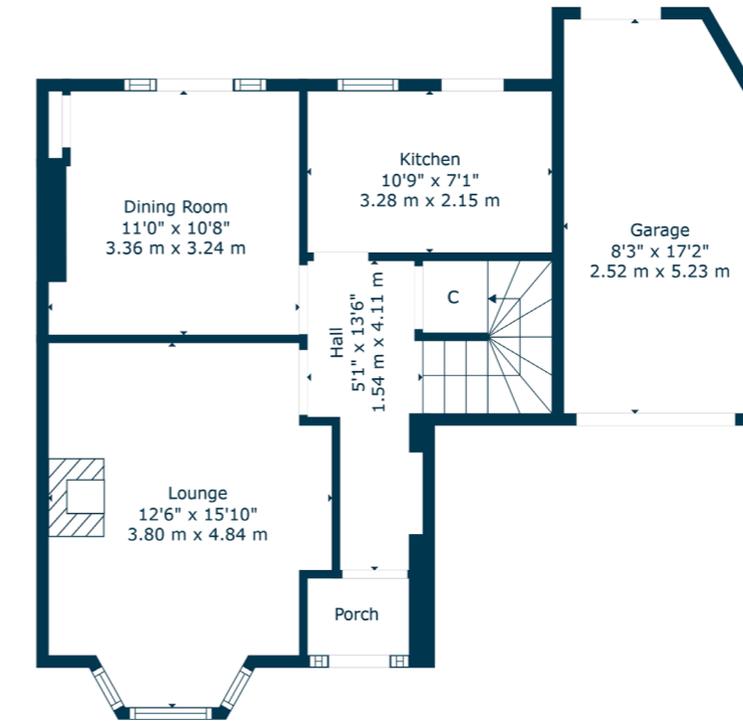
Externally, the property boasts a private driveway, offering ample parking, as well as an attached garage, for further convenience. A particular highlight is the exceptional garden space, with beautifully maintained mature gardens to the front, side and rear, including a particularly expansive and private rear garden, perfect for outdoor enjoyment.

Further benefits include gas central heating and sash and case windows, while the wonderful open views further enhance the appeal of this truly special home.

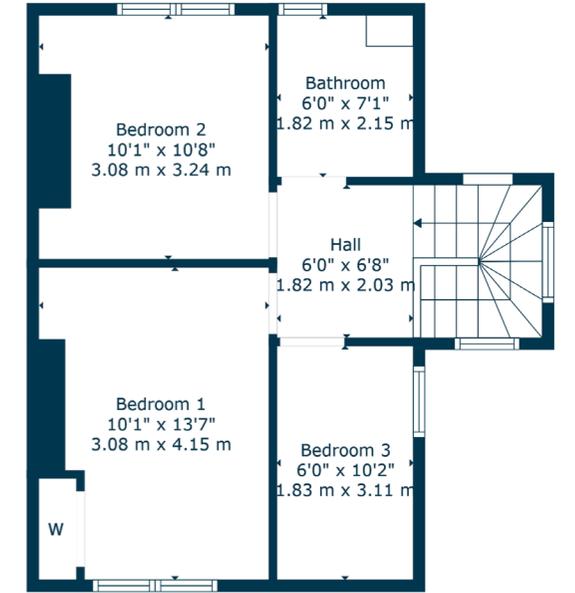








Ground Floor



1st Floor



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.

**BD3804** | Sat Nav: 2 Stirling Avenue, Bearsden, G61 1PE

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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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