



40 STOCKIEMUIR AVENUE
BEARSDEN

www.corumproperty.co.uk





3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Set within one of Bearsden's most popular residential districts and ideally positioned for Mosshead Primary School, Bearsden Academy and a host of excellent local amenities, this is a superb, well appointed detached family home. Finished in fresh, neutral décor, the property combines generous proportions with a flexible layout and is enhanced by a garage, extensive storage, gas central heating and double glazing.

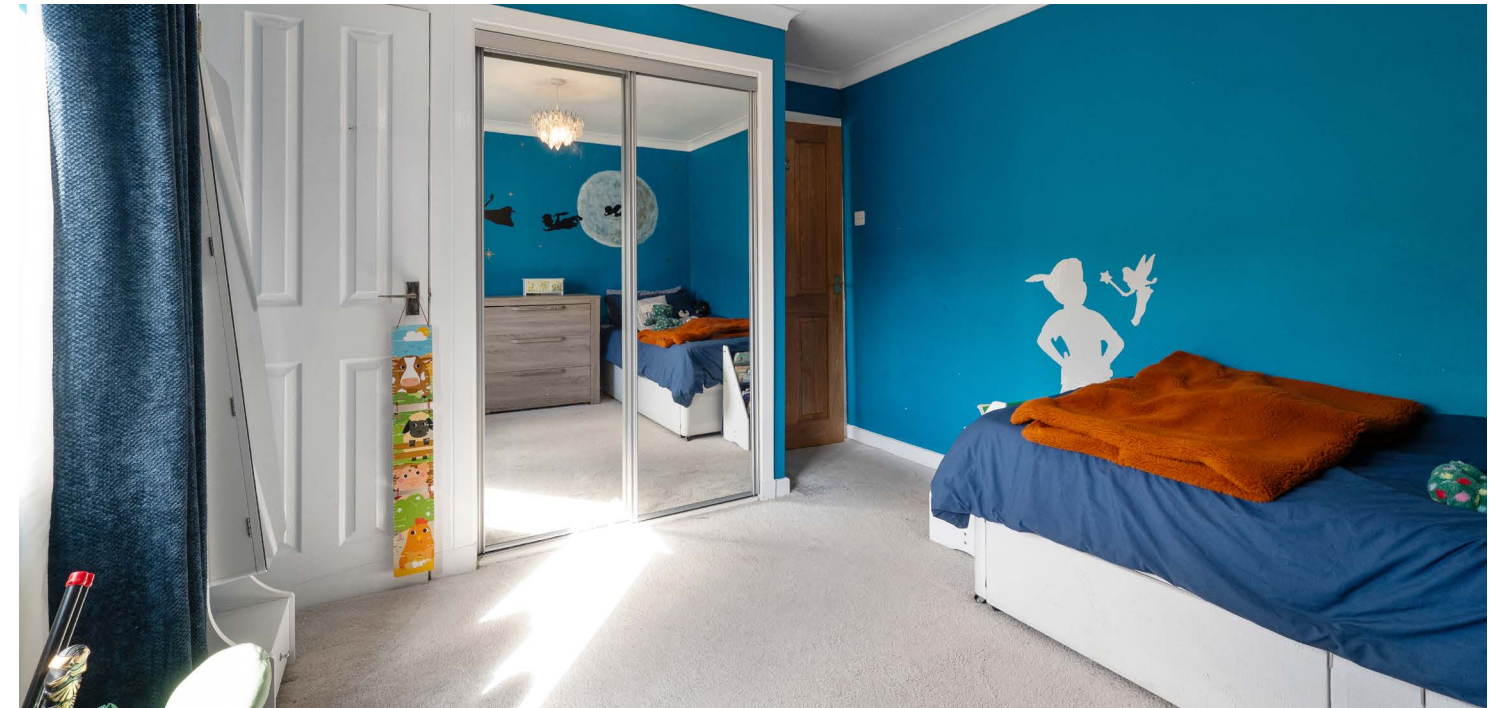
A monobloc driveway provides off-street parking to the front and leads to the garage, while the private rear garden has been thoughtfully landscaped, laid with stone chips, for ease of maintenance, and includes a raised deck - an ideal space for entertaining or relaxing.

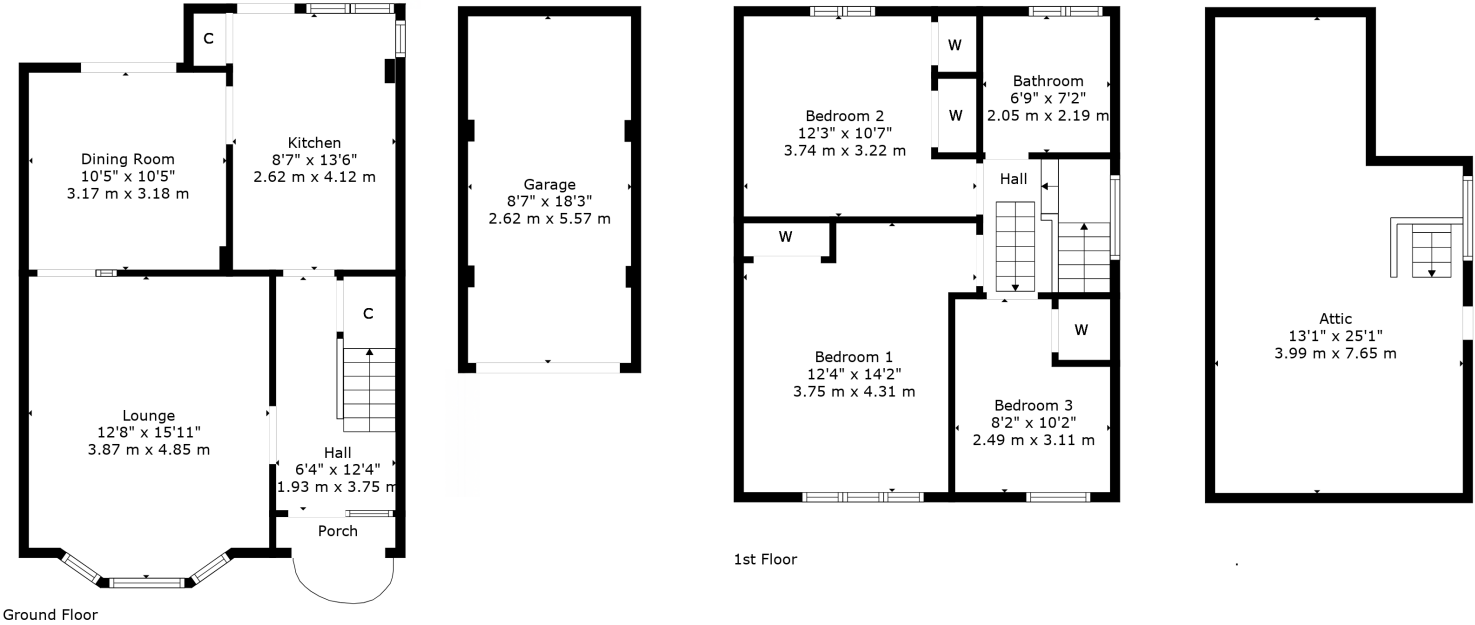
The accommodation begins with a bright reception hallway, which leads to a bay-windowed formal lounge, a dining room, with hardwood flooring and French doors, opening to the gardens, and a fully fitted contemporary kitchen, with modern cabinetry and tiled flooring. Upstairs, there are three well-proportioned bedrooms and a refitted and upgraded family bathroom. A large attic offers excellent scope for storage or potential future use.

Perfectly placed for access to both Bearsden and Milngavie, the property enjoys close proximity to supermarkets, including Asda, Waitrose and Tesco, along with an array of shops, cafés and restaurants. The area is rich in leisure opportunities, with nearby golf clubs, gyms and sports facilities, while Bearsden and Milngavie railway stations provide frequent links to Glasgow's West End, City Centre and beyond.









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.

BD3962 | Sat Nav: 40 Stockiemuir Avenue, Bearsden, G61 3LJ

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: bearsdeneng@corumproperty.co.uk

www.corumproperty.co.uk