



**30 MILNGAVIE ROAD**  
BEARSDEN

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

**Boasting arguably one of the largest plots within the local vicinity, 30 Milngavie Road is an attractive, traditional, four apartment, two bedroom detached bungalow, offering on the level living and huge potential for expansion.**

The accommodation comprises:- entrance vestibule, with storm doors, spacious hallway, with storage, front facing, box bay windowed lounge, providing dining area within window area, dining room/office, box bay windowed bedroom, to the front, good sized double bedroom, to the rear, a three-piece bathroom and a recently upgraded modern kitchen, with a door leading outside to the rear gardens.

Externally, a substantial, gated, monoblock driveway provides off street parking and leads to the single garage.

There are substantial garden grounds, particularly to the rear, which offer a huge lawned area, along with a collection of mature trees, shrubs and plants, and a paved patio.

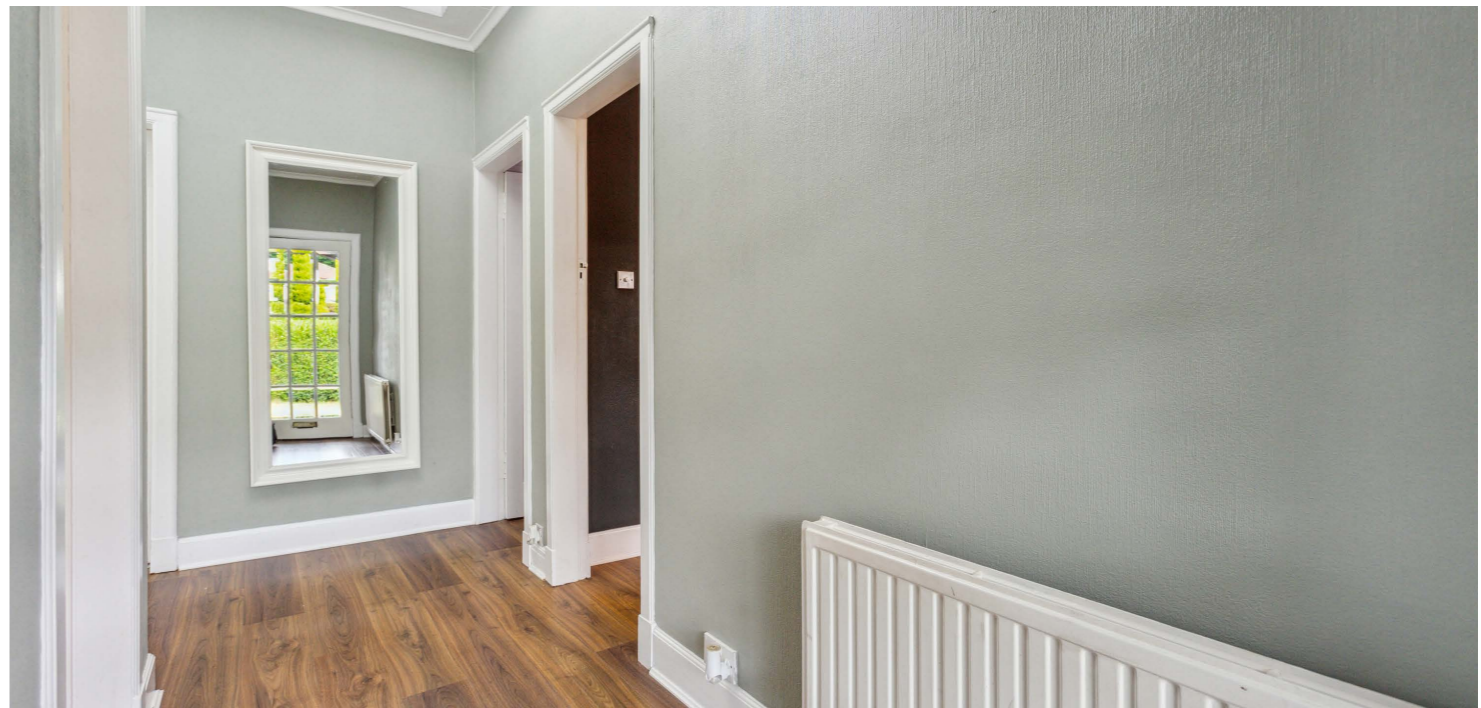
Owing to the size of the plot, there is excellent scope for future extension and development, subject to the necessary planning permissions and building warrants.

There is gas central heating and double glazing.





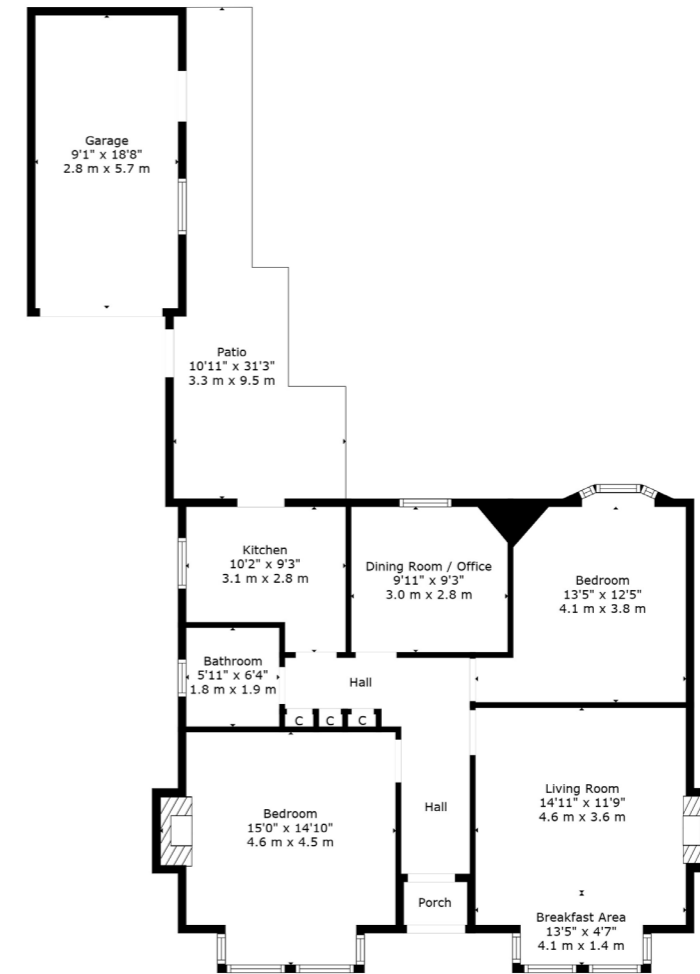












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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.

**BD3692** | Sat Nav: 30 Milngavie Road, Bearsden, G61 2DP

For the full home report visit [www.corumproperty.co.uk](http://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

  
C O R U M

Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)