



**37 BURNCROOKS AVENUE**

BEARSDEN

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A generously proportioned and well presented three bedroom semi-detached family home, built by Stewart Milne, situated in ever popular Baljaffray district of Bearsden.**

This wonderful family home falls into catchment for Baljaffray Primary and Bearsden Academy and is conveniently positioned for a host of local amenities and transport links.

The property boasts private and enclosed rear gardens, providing a level, child friendly outdoor space, and to the front, there is a mono-blocked driveway, providing ample space for multiple vehicles, leading to an internal single garage.

In full, the accommodation comprises:- welcoming entrance vestibule into a large and bright lounge, with open plan dining space, featuring sliding door access to the back garden and a pleasant outlook to the rear. There is a large, modern breakfasting kitchen, with a range of base and wall mounted units and a large pantry style storage cupboard. The kitchen permits access out to the side of the house.

Stairs lead to the upper floor, where there is an attractive, family bathroom, with three piece suite, and three good sized bedrooms, all with integrated storage and the principal boasting an en-suite shower room.

The specification includes gas central heating and double glazing.





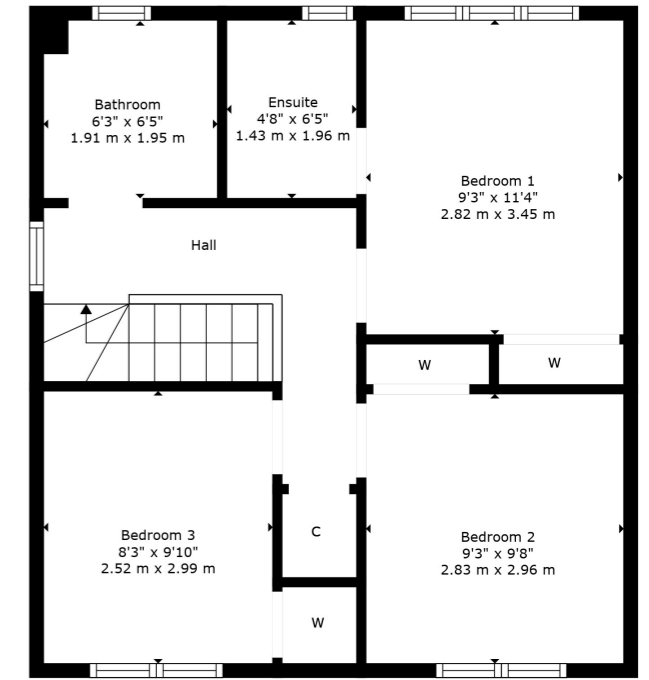
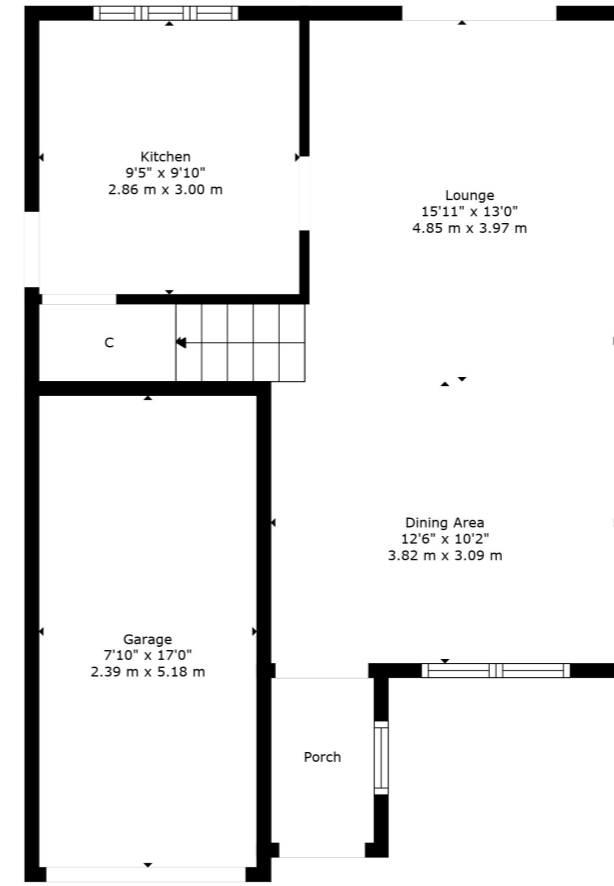












Floor 1



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.

**BD3702** | Sat Nav: 37 Burncrooks Avenue, Bearsden, G61 4NL

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.

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C O R U M

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