

4 Hillside Avenue Bearsden

Set within one of Bearsden's most sought-after pockets, 4 Hillside Avenue is an elegant detached bungalow, combining generous proportions with the character of its 1930s origins. A bright conservatory opens onto private, mature gardens.

Ideally positioned for excellent schooling, local amenities and transport links, this is a distinctive home in one of Bearsden's most desirable settings.





Welcome to Your Next Chapter

3 | BEDROOMS

SHOWER ROOM

BRIGHT LOUNGE

KITCHEN

CONSERVATORY & PRIVATE GARDENS

Inside, the property offers bright, comfortable accommodation across one level. The welcoming lounge sits to the front, while the kitchen leads through to a conservatory enjoying views over the private, mature gardens. Alongside the main bedroom, the current dining room and breakfast room provide two additional adaptable spaces that can serve as further bedrooms, a home office, dining areas or hobby rooms depending on individual needs.

A useful cellar sits beneath the property, offering excellent storage, with further possibilities for those wishing to make additional use of it.

With cafés, transport links and highly regarded schooling nearby, the property combines versatility with an enviable Bearsden location.













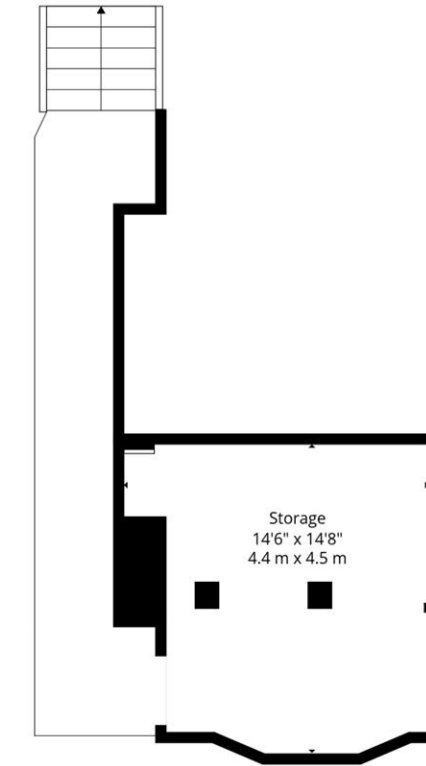




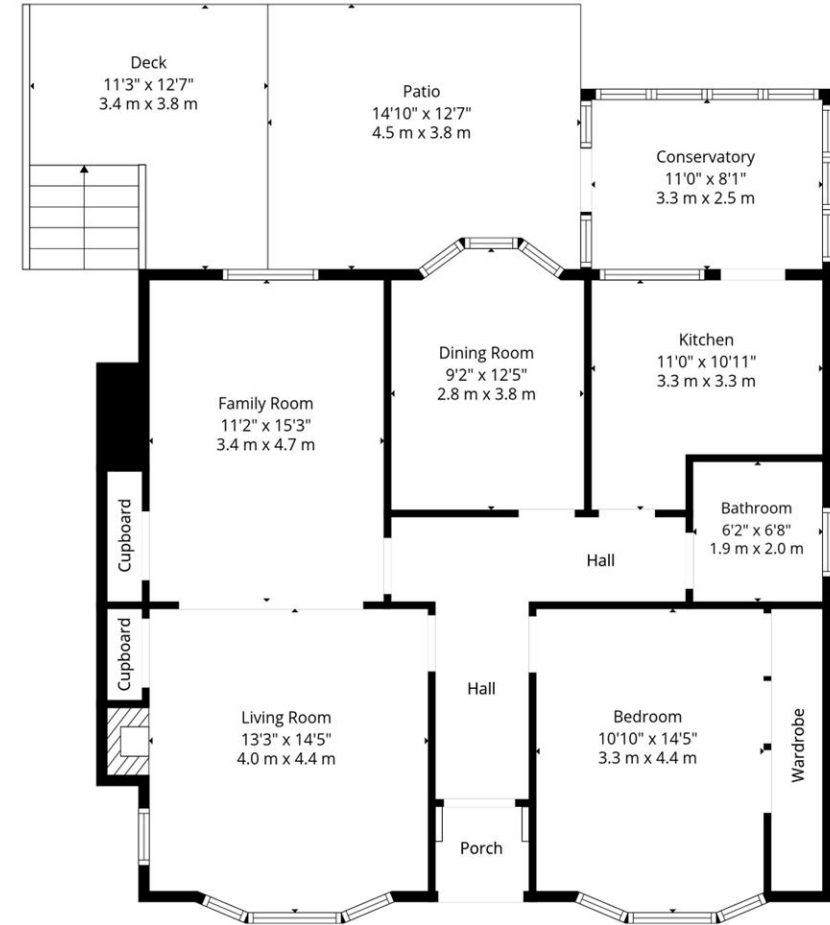
Floorplan

See the space come to life via the video tour.

The video can be found on our website www.nubohomes.co.uk, YouTube channel, or Rightmove and OnTheMarket.



Lower Ground



Ground Floor

* All measurements and distances are approximate
Floorplans are for illustration purposes and may not
be to scale.



TOTAL: 1076 sq. ft, 100 m2

GROUND FLOOR: 1076 sq. ft, 100 m2

EXCLUDED AREAS: STORAGE: 194 sq. ft, 18 m2, PATIO: 180 sq. ft, 17 m2, DECK: 141 sq. ft, 13 m2,
WALLS: 107 sq. ft, 10 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location & Lifestyle

Hillside Avenue is perfectly placed for enjoying the best of Bearsden, combining a peaceful residential setting with an exceptionally convenient lifestyle.

The property is within walking distance of Bearsden Cross, the heart of the local community, where you'll find a great selection of cafés, restaurants, independent shops and everyday amenities. For families, the area is particularly appealing, with Bearsden Primary School and Bearsden Academy within the catchment, while Hillfoot Railway Station is also within easy reach, providing regular connections into Glasgow and the West End.

There is plenty to enjoy outdoors too, with Kilmardinny Loch close by, offering a beautiful setting for walks and family days out. The popular Gruffalo Trail adds an extra touch of magic for younger children, winding through the woodland around the loch.

It is this combination of excellent schooling, convenient transport links, vibrant cafés and amenities, and abundance of green space that makes Hillside Avenue such a desirable place to call home.



Why Hillside Avenue

Bearsden Cross within walking distance

Cafés, restaurants, independent shops and everyday amenities are all close to home.

Excellent schooling

Bearsden Primary School and Bearsden Academy are within catchment, with The High School of Glasgow also nearby, including its Junior School and Kindergarten.

Well connected

Hillfoot Railway Station provides convenient connections to Glasgow and the West End.

Kilmardinny Loch & Gruffalo Trail

Enjoy woodland walks, wildlife and family adventures at one of Bearsden's much-loved local spots.

Peaceful residential setting

A popular Bearsden location offering a quieter pace of life while keeping local amenities and transport links close at hand.

Everything you need, close by

From the morning coffee run to the school commute, weekend walks and evenings out, Hillside Avenue puts everyday essentials and leisure within easy reach.



4 Hillside Avenue Bearsden

Contact our team to learn
more about this property or
to arrange a viewing:

 Call us:
0141 345 4326

 Email:
hello@nubohomes.co.uk

 Visit:
www.nubohomes.co.uk



The Nubo Promise & Further Information

LET'S MAKE YOUR MOVE FEEL SIMPLE

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested, and no warranty can be given or implied as to their working order.