



8 Bernisdale Place, Glasgow  
**Offers Over £219,000**  
3 BED TOWN HOUSE





## Features

3 Double Bedrooms

Semi-detached townhouse

Accommodation over 3 levels

Ground Floor Bedroom

Ground Floor Shower Room

Open Plan Dining Room and Kitchen

Master Bedroom with Ensuite Shower Room

Integrated Garage

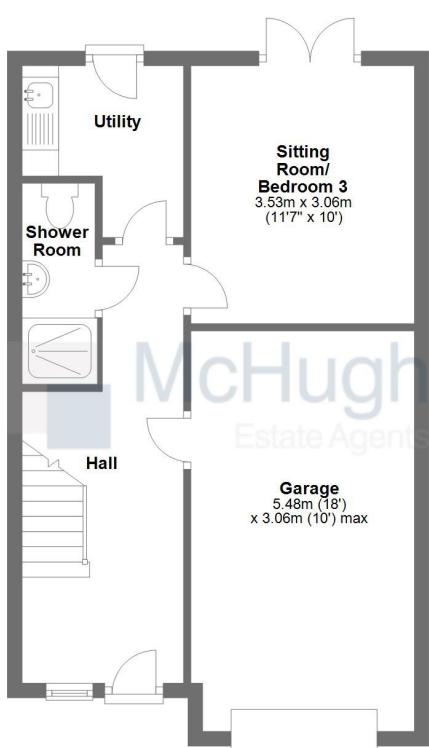
South Facing Rear Garden



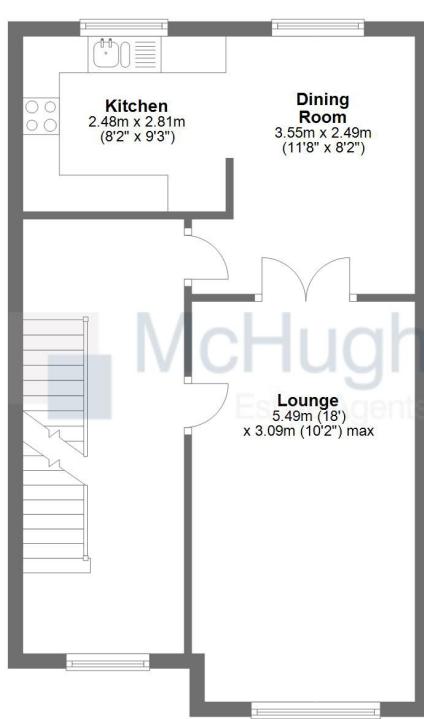
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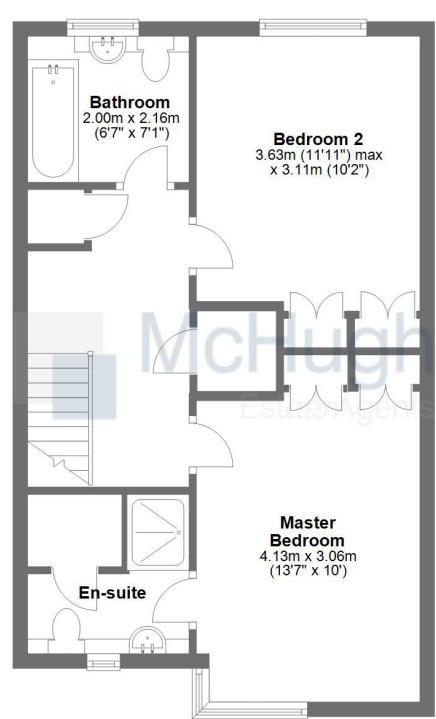
### Ground Floor



### First Floor



### Second Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 8 Bernisdale Place, Glasgow

This attractive semi-detached townhouse is set in a quiet cul-de-sac within a modern, exclusive development and provides stylish and spacious family accommodation. The property forms part of sought after development consisting of large detached and semi-detached homes.

## Accommodation

**Ground Floor** - The entrance door opens to the immediately impressive and welcoming hallway. A door to the side accesses the spacious garage, which retains an up/over door but is utilised as a games room and storage area. At the rear, bedroom 3 is currently used as a family/sitting room and features newly installed French doors to the South facing garden. There is a handy utility room which is plumbed and has a door to the rear garden. Also on the ground floor is a shower room which has a white 2 piece suite and an electric shower. There is inbuilt storage under the stairs.

**First Floor** - The fabulous open landing is flooded with natural light and leads to the main apartments. To the front of the property, the large lounge has ample space for a range of furniture options. Twin French doors lead to the spacious dining room which has outlooks over the rear garden from the Juliet balcony. Off the dining room, is the semi-open plan kitchen which has a wide array of storage units and includes an integrated electric oven and gas hob.

**Second Floor** - The generous master bedroom has elevated outlooks to the front, inbuilt mirror door wardrobes and space for free-standing furniture. Off the master bedroom there is an ensuite shower room which has a window to the front, a white suite and a mains mixer shower. Bedroom 2 is a well proportioned double room, also with inbuilt wardrobes and features a Juliet balcony to the rear. The main bathroom has a white 3 piece suite and is tiled on the splashbacks. There are two inbuilt cupboards on the landing and a walk-in cupboard in the ensuite shower room.

## Heating and Windows

The property has gas central heating and upvc double glazing.

## Location

Bernisdale Place forms part of a modern development on the border of Drumchapel and Clydebank. The property is conveniently placed for easy access to Great Western Road which is a main road link to Glasgow City Centre, Erskine Bridge, M8 Motorway and Loch Lomond. Local shops and schooling are within easy reach and the Great Western Retail Park is just along the road.

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## Dimensions

### Ground Floor

Sitting Room/ Bedroom 3 - 3.53m x 3.06m

Utility - 2.35m x 2.21m

Shower Room - 2.75m x 1.03m

Garage - 5.48m x 3.06m

### First Floor

Lounge - 5.49m x 3.09m

Dining Room - 3.55m x 2.49m

Kitchen - 2.48m x 2.81m

### Second Floor

Master Bedroom - 4.13m x 3.06m

Ensuite - 2.24m x 2.15m

Bedroom 2 - 3.63m x 3.11m

Bathroom - 2.00m x 2.16m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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