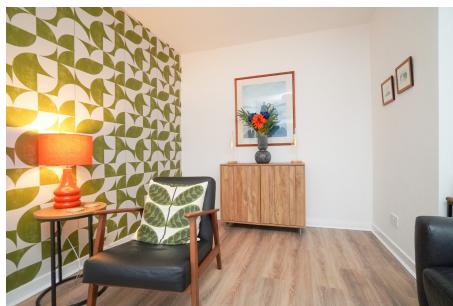




30 Spey Road, Bearsden  
**Fixed Price £215,000**  
2 BED TERRACED HOUSE



 **McHugh**  
Estate Agents



## Features

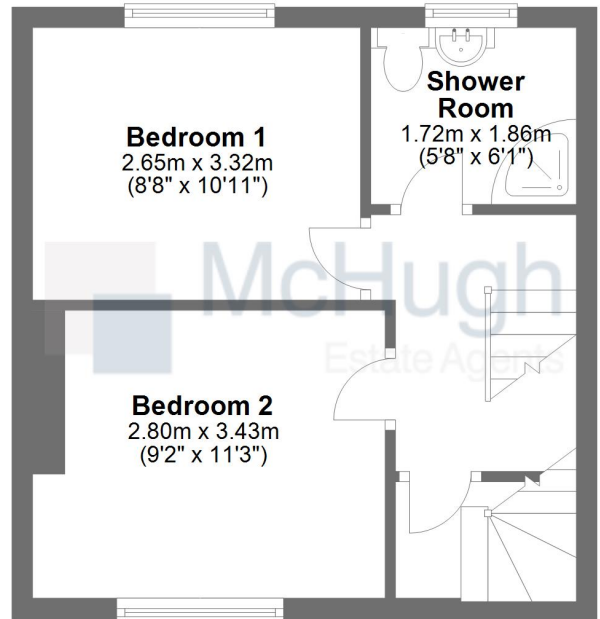
- Superb Family Accommodation!
- Tastefully modernised throughout
- Fabulous Dining Kitchen
- Ground floor study/home office
- Elegant Living Room
- 2 Double Bedrooms
- Floored attic with Velux window
- Fully enclosed rear garden
- Elevated views to the South



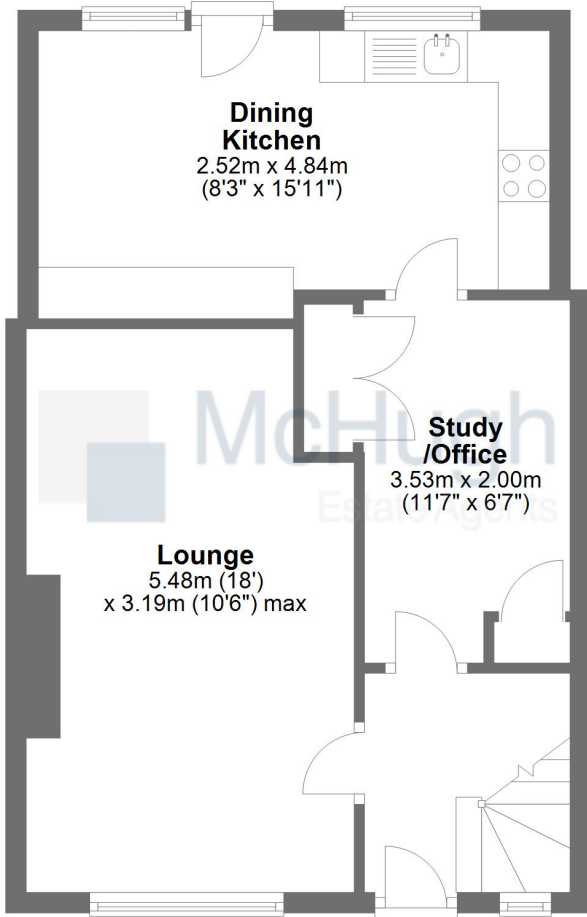
## 2 BED TERRACED HOUSE

30 Spey Road, Bearsden

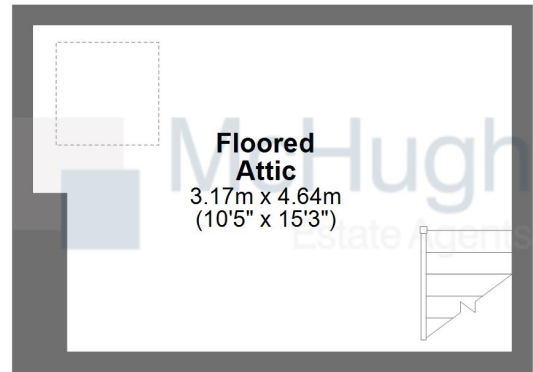
## First Floor



## Ground Floor



## Attic



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

# 30 Spey Road, Bearsden

This extended John Lawrence mid terrace villa is set in the family friendly Stonedyke area of Bearsden and is within a short walk of parks, nursery and primary schooling.

The property has been tastefully modernised throughout and benefits from modern central heating (combi boiler fitted 2022), a newly fitted dining size kitchen, a convenient home office area and a large floored attic space.

## Accommodation

The attractive property is entered with a double glazed door to the welcoming hallway. The bright lounge has a focal point fire, feature wall decor and elevated outlooks to the front. There is a well proportioned office area which has two inbuilt cupboards. At the rear of the property, is a newly fitted dining-size kitchen which comes complete with an integrated oven, hob and fridge/freezer. A newly installed glazed door accesses the full enclosed rear garden.

On the upper floor, there are two elegant double bedrooms, each with space for freestanding furniture. The stylish shower room has a curved enclosure, an electric shower and vanity sink unit. A corridor and staircase lead to the large floored and lined attic which has a rear facing Velux window and could be easily used as a play room, a music room or an occasional bedroom. The attic has additional storage space in the eaves.

## Heating and Glazing

The property has gas central heating (Alpha combi boiler installed 2022) and upvc double glazing.

## Gardens

The terraced front garden has three tiers which consist of attractive, established shrubberies. Concrete stairs with a metal handrail lead from the pavement to the entrance door. At the rear, the fully enclosed garden comprises a lawn, drying green, a chipstone/paved patio area and a timber storage hut. A gate at the rear of the garden leads to the service lane.

## Location

Spey Road is well served by excellent schooling at all levels including Colquhoun Park Primary and Nursery and Boclair Academy Secondary School. There are a selection of local shops and amenities nearby, including a chemist and Post Office whilst a wider range of shops, bars and cafes are available at nearby Bearsden Cross. The property is within walking distance of Bearsden station which provides a frequent rail service to Glasgow City Centre.

Sat Nav ref - G61 1LA

## Dimensions

Lounge - 5.49m x 3.19m

Study Area/Home Office - 3.53m x 2.00m

Dining Kitchen - 2.52m x 4.84m

Bedroom 1 - 2.65m x 3.32m

Bedroom 2 - 2.80m x 3.43m

Shower Room - 1.72m x 1.86m

Floored Attic - 3.17m x 4.64m



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.

### McHugh Estate Agents

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941

[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)