



13 Burnside Bearsden G61 4PX
Offers Over £319,000
4 BED DETACHED VILLA





Features

Attractive 4 bedroom villa

Prime cul de sac location

Gas CH & Double Glazing

Downstairs WC

Fitted Breakfast kitchen

Minutes walk to 3 schools

Close to Bearsden Cross and Milngavie shopping

Main transport close by

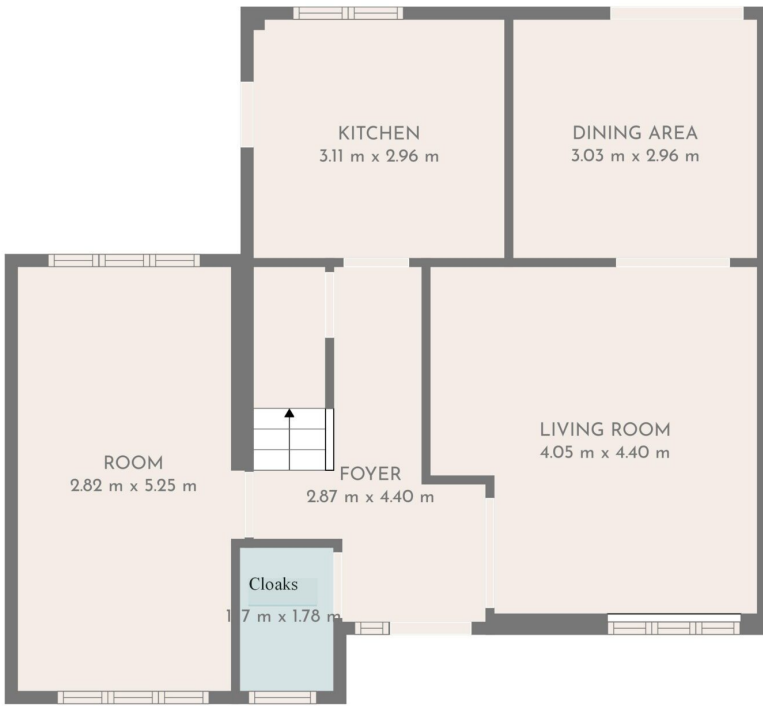
Small cul de sac development

Driveway Parking

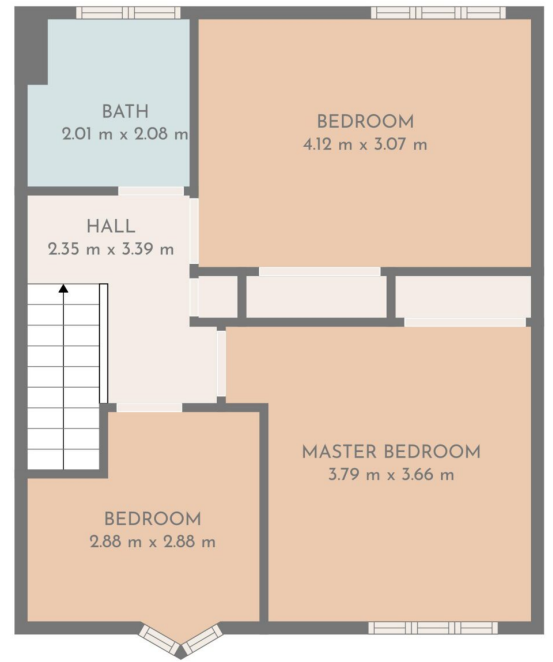
4 BED DETACHED VILLA



13 Burnside Bearsden G61 4PX



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 62 m², FLOOR 2: 46 m²
 TOTAL: 108 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

13 Burnside Bearsden G61 4PX

This attractive 6 apartment detached villa enjoys a prime corner location within this small exclusive cul de sac development in the popular Baljaffray district, just off Grampian Way.

The subjects have been well maintained and offer comfortable and flexible family sized accommodation.

The property is only a short walk from both St Nicholas' and Baljaffray primary schools and Bearsden Academy is adjacent to the development.

Accommodation comprises

Front entry vestibule opens into the bright entrance hall leading to all apartments. Stairway to the upper floor and under stair storage cupboard.

Downstairs cloaks with wc/whb.

Attractive and comfortably proportioned lounge with open outlook to the front.

Twin glazed doors to the dining room with patio doors to the rear garden.

Spacious fitted breakfast kitchen with glazed door to the garden.

Generous downstairs bedroom 4 - was currently used as a sitting room.

On the upper landing there is an inbuilt storage cupboard and access hatch to the fully insulated loft storage space.

There are 2 well proportioned double bedrooms - both with inbuilt mirror door wardrobes and a good size bright single bedroom.

Bathroom has a coloured suite and an over bath shower.

Glazing and Heating

The property has wood framed double glazing and gas fired central heating.

Gardens

The open front garden provides an easily maintained lawn with mature shrubbery insert.

There is a paved driveway to the side.

The enclosed rear garden enjoys a suntrap westerly exposure and provides a paved patio leading to the lawned garden with mature shrubbery border. There is a timber storage hut in situ.

Location

The subjects enjoy a convenient location, just off Grampian Way. All local primary schools and Bearsden Academy are within a few minutes walk. Bus transport and local shops are close to hand. Both Bearsden Cross and Milngavie town centre are only a few minutes drive away.

Sat Nav reference

G61 4PX

Dimensions

Lounge 4.05m x 4.40m

Dining 3.03m x 2.96m

Kitchen 3.11m x 2.96m

Cloaks 1.17m x 1.78m

Bed 4/Sitting 2.82m x 5.25m

Bed 1 3.79m x 3.66m

Bed 2 4.12m x 3.07m

Bed 3 2.88m x 2.88m

Bathroom 2.01m x 2.66m



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