



Doon Crescent
Glasgow
G61 1ES

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Offers Over £295,000

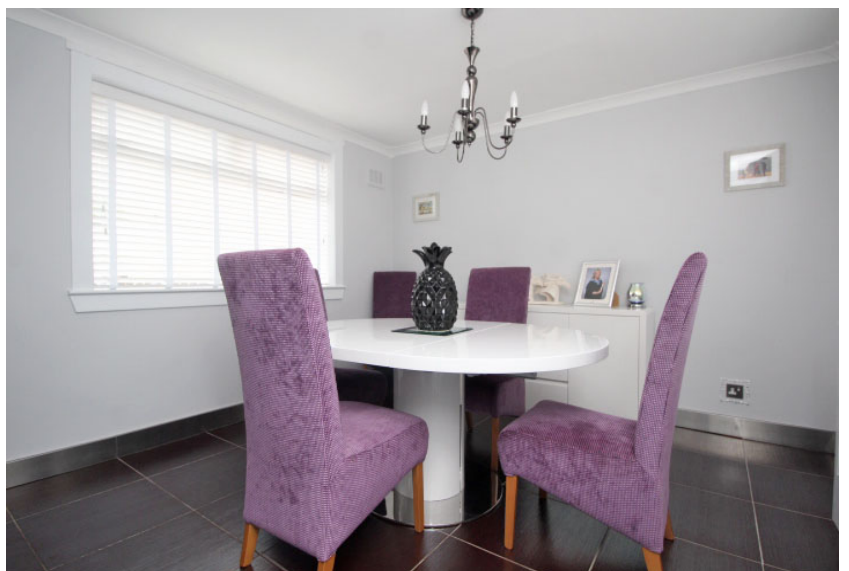
This extended Detached Villa is situated on a large corner plot and has fantastic open outlooks over Colquhoun Park.

The property is one of only a few Detached homes that were ever built in this development and has been improved by the present owners by way of a large two storey extension on the side although still has plenty of scope for additional development at the rear due to the substantial gardens.

The front garden has a low maintenance chipstone area and adjacent to this is a monobloc driveway and path leading to the large garage.

The rear garden is an excellent size and comprises a level lawned area, monobloc pathway and a deck area to one side beside the garage.

The property itself has a new render exterior beneath a pitched, concrete tiled roof with the extension also blending in with the same render and roof tiles as the main house. Internally the house has also been modernised throughout and has modern, contemporary style with impressive kitchen and shower room in addition to the fresh decoration throughout.



Home Report Valuation
£325,000

www.onesurvey.org

Council Tax Band E

EPC Rating D



The full accommodation comprises hallway, large lounge/living room with picture window to the front providing a really nice open outlook onto the park. This room also has a media wall which has been cleverly created under the stairs and is enhanced with a tiled floor, modern ceiling with inset lighting and chrome skirting boards.



At the far side is access through to a large dining room which is in the extended part of the property and this room has windows to the front and rear.

The modern kitchen has a great layout and a contemporary finish including raspberry splashback, white modern floor and wall storage units, complementary worktop area and a integrated gas range cooker. Window to the rear and door opening to the garden.

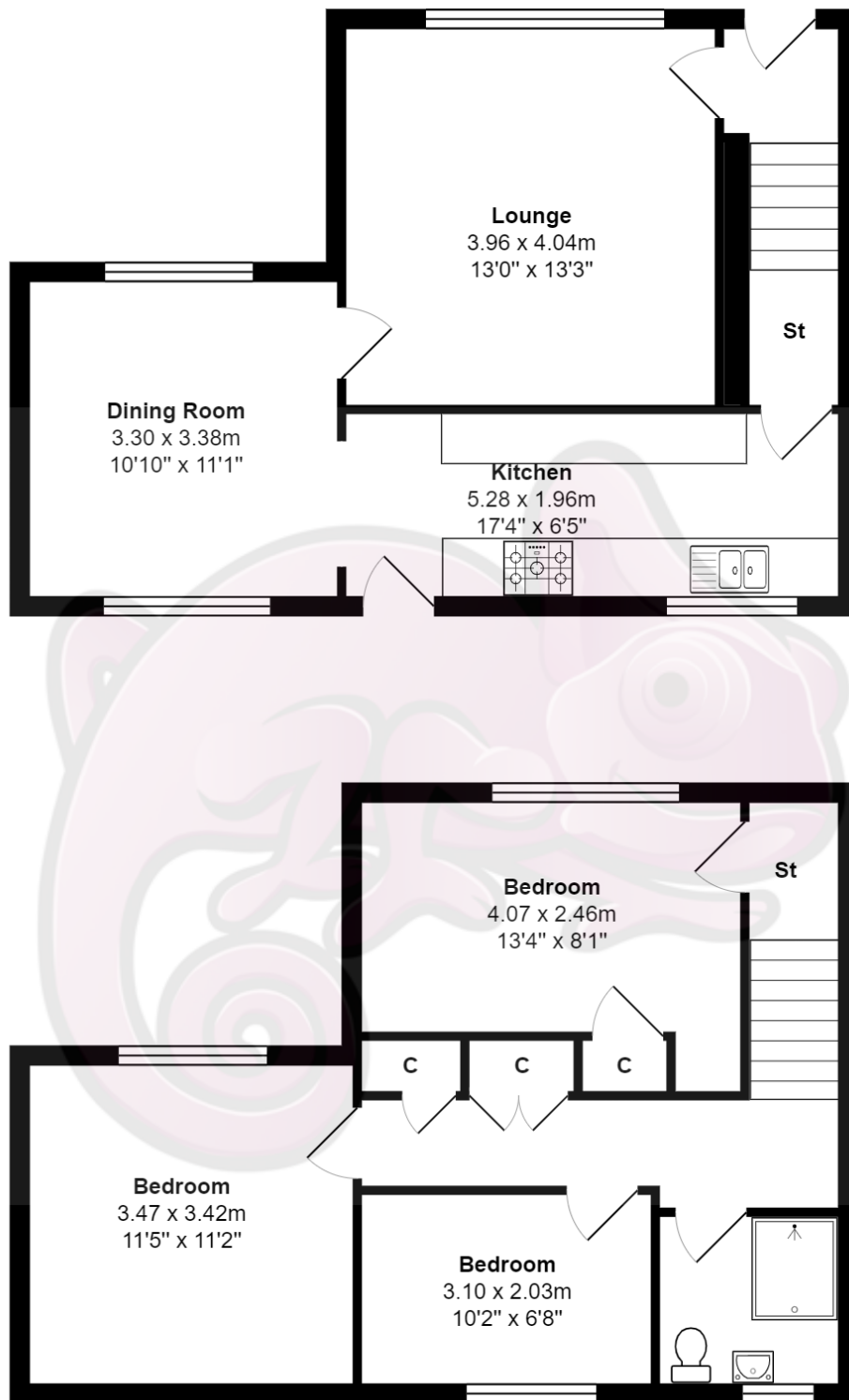


On the upper level there are three bedrooms and a modern shower room with large shower cabinet, modern sink and a low level w.c.

The property further benefits from gas central heating and double glazing.

Vendor Comments

This has been a great family home for over 30 years and over this time the outlook has improved. Very handy for access to train station and only a short walk from the main Asda supermarket.



Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only

Location

Doon Crescent is a lovely setting away from the main road and with a great outlook over Colquhoun Park. There is a local primary within a very short distance and the secondary school is the new Boclair Academy. Bearsden Station (and Westerton) are both only a short walk away and nearby amenities would include Bearsden Cross which has a range of shops, restaurants and post office. Glasgow can be reached by car in c. 20 minutes and there are plenty of buses at the top of the road if required.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

