



Burncrooks Avenue
Bearsden, Glasgow
G61 4NL

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Offers Over £297,000

This beautifully presented Semi Detached Villa is situated in an excellent position at the quieter end of the street and is fortunate to have a nice private outlook to the front and a large back garden.

The house was built in 1997 by Stewart Milne Homes and has been well maintained and improved by the original owner over the last 25 years with more recent improvements including a superb fully fitted kitchen, new double glazed windows and a cleverly altered dining room which is now open plan to the kitchen being divided by a neat breakfast bar with stools.

The property is finished with a combination of low maintenance facing brick and render beneath a concrete tiled roof. The house is one of the few still to have an integral single garage which provides a simple option to add additional living space if required (subject to warrant).

The property is in a very prominent location and has a neat front garden comprising monobloc driveway with lawns on either side and access to the single garage.

The larger rear garden is enclosed by timber fencing and has a large lawn with stocked borders, neat patio and a further sheltered patio at the top of the garden.



Home Report Valuation £320,000

www.packdetails.com
HP749208
G614NL

Council Tax Band F

EPC Rating C



Internally the house is freshly decorated with a bright modern interior and would make an ideal family home. The accommodation comprises hallway, large main lounge/living room with picture window to the front and a nice focal fireplace with inset lighting.



The open dining kitchen area is lovely and has a good size dining space to the far side with patio doors opening to the garden. The kitchen is new and has a range of quality floor and wall units with integrated sink, washing machine and space and plumbing for dishwasher. Clever use of lighting with led downlighters and further strip lights where the dividing wall was. Walk in under stair storage cupboard.

On the upper level the galleried landing provides access to all bedrooms and the bathroom with a further walk in cupboards at the far side and hatch to the loft area.

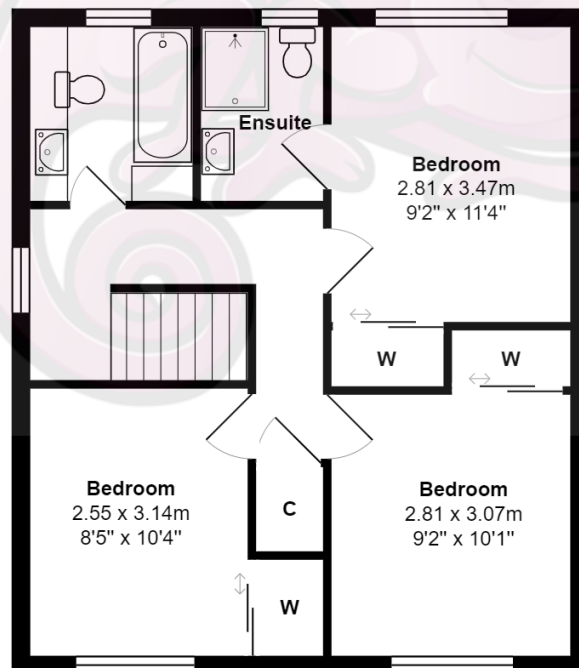
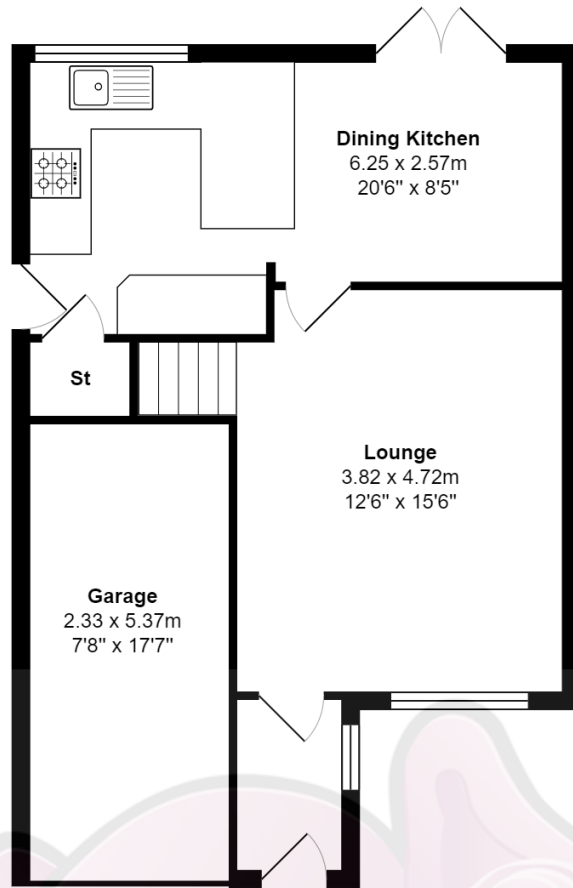


There are three excellent sized bedrooms, all of which have built in wardrobes and the master having a nice en suite shower room. Main bathroom with there piece suite comprising panelled bath with glass screen, inset sink within a vanity unit and a low level w.c.

The property further benefits from gas central heating , double glazing and has an alarm.

Vendor Comments

I had researched Stewart Milne homes before purchasing this house. I was really impressed by the build quality, and attention to detail. This house did not disappoint. It is in a quiet location, ideally situated for both primary/secondary schools, local shops, all within walking distance. Public transport is also readily available. It's just in an ideal location



Total Area: 101.0 m² ... 1088 ft² (Including Garage)

All measurements are approximate and for display purposes only

Location

Baljaffray is on the north westerly fringe of Bearsden and is noted for its local primary school and for Baljaffray Shopping Precinct including a Lidl Store . A bus service runs nearby and the nearest Railway Stations are at Milngavie Centre of at Bearsden Railway Station, which is just south of Bearsden Cross, the heart of Bearsden. Here you will find an excellent cross section of shops and facilities that will cater for most day-to-day needs. Baljaffray Primary (approximately half a mile away) and for Bearsden Academy (one of the top performing State Schools in Scotland, ranked second in 2022)





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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.

