



Spey Road
Bearsden, Glasgow
G61 1LA

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Fixed Price £199,950

This extended Lawrence Mid Terrace Villa is in a great location, in an established area, and benefits from superb elevated outlooks from the front.

The property itself is traditionally constructed with a painted render exterior beneath a pitched, concrete tiled roof and has the added benefit of a large extension at the rear.

The front is accessed via steps from the main road and has a series of stocked garden areas which includes an off road bin storage space at the front behind the hedge, further planting beds and a chip stone area housing a useful storage area.

The rear garden consists mainly of a gently sloping lawn with a path leading to the rear access lane.

Nestled in the heart of an education hub, this property is a stones throw away from top-tier schools like Westerton Primary School, and Colquhoun Park Primary and Nursery which all lead to Boclair Academy.

With approximately 750 sq ft of spacious living, this home boasts a generous lounge, a modern kitchen equipped with all essentials, and an attic space with electrics ready for conversion as a study, storage or third room. The two double bedrooms are a haven of comfort, with the master bedroom offering built-in wardrobes and front view towards Glasgow University and the West End. Hallway, large main lounge/living room which is larger than the normal houses as this takes in the space where the original kitchen would have been.



Home Report Valuation £195,000

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Reference: HP749983
Postcode: G61 1LA

Council Tax Band D

EPC Rating D



The kitchen is in the extended area of the house and has a range of floor and wall storage units with integrated sink, built in hob, oven and hood, integrated dishwasher and a useful breakfast bar area which divides this area from the living space.

There are two double bedrooms upstairs, the larger of which has built in wardrobes, access to storage area above the stairs and also benefits from an incredible view to the front. Second double bedroom with window to the rear and space for free standing wardrobes.



Tiled bathroom with three piece suite comprising panelled bath, wash hand basin and w.c. Window to the rear.

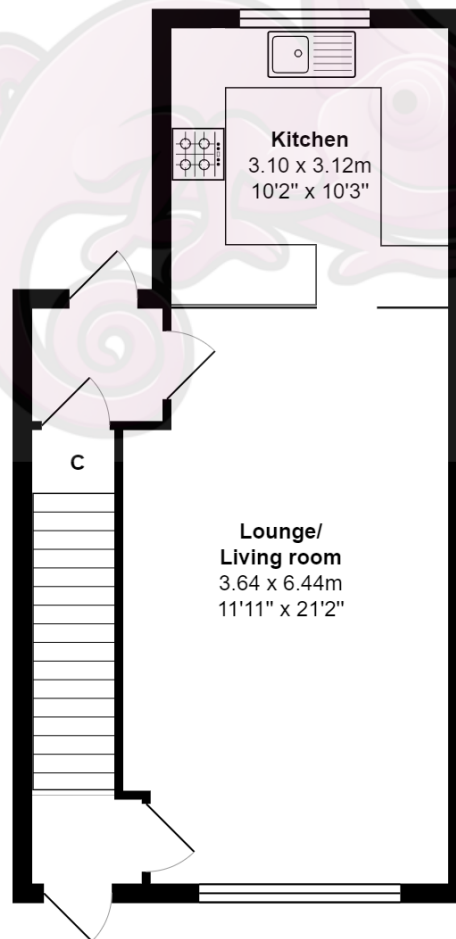
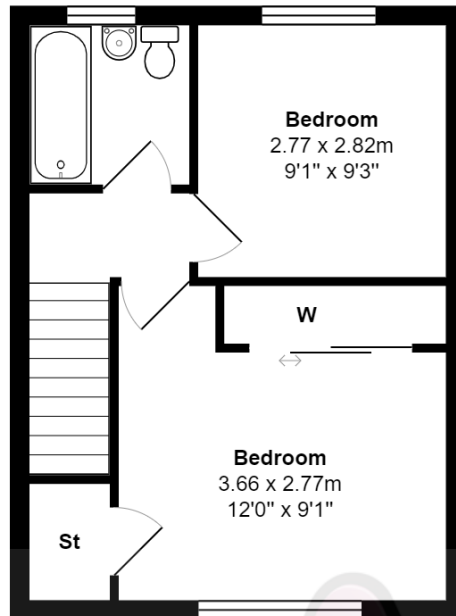
Enjoy the warmth of gas central heating, double glazing and insulation improvements completed.

Step outside to garden areas, complete with stone added storage. The rear garden is raised, with its gentle slope and pathway, ideal for outdoor living or long summer season days. Walking distance to green spaces with sports grounds, pathways and cycleways including Colquhoun Park with wetlands, Cairnhill Woods that is short listed for RSPB Community Initiative Award, Forth and Clyde Canal cycle and walking, and Garscube Sports Complex on the River Kelvin with more cycle and walk ways.



Vendor Comments

Westerton is an ideal combination of convenience and community. Walk to Westerton Train Station for direct services to Milngavie, Glasgow and Edinburgh. Walk in generous green spaces including Cairnhill Woods and canal paths. Local amenities with shops, playing fields, childcare services, schools, library and various sports clubs, with regular community events and local culture on your doorstep.



Total Area: 69.8 m² ... 751 ft²

All measurements are approximate and for display purposes only

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.





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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.

