



Pentland Drive  
Bishopbriggs  
G64 1XS

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## Offers Over £280,000

An extended and well presented Semi Detached Villa situated on a prominent corner location in an established and sought after location.



The property is traditionally constructed with a render exterior beneath a pitched, concrete tiled roof including a substantial single storey extension with matching render and hipped roof.

At the front is a large, level monobloc driveway which provides parking for several cars and adjacent to this low level flower beds.

The side is screened with a conifer hedge along the full gable and this leads round to the private rear garden. The rear is enclosed by fencing and comprises a decked area accessed from the kitchen with steps down to a level garden with lawned areas, patio and slabbed pathway.



Behind the garden is a further driveway with access to the single garage which has a metal up and over door.

Internally the house provides substantial family accommodation throughout which has been well maintained and offers plenty of different options for the incoming purchaser to use as required.



## Home Report Valuation £300,000

[www.onesurvey.org](http://www.onesurvey.org)

Council Tax Band D

EPC Rating C





The current layout comprises front porch, hallway, main lounge/living room with picture window to the front, downstairs modern shower room with large double shower stall, sink in vanity unit and a close coupled w.c.. The fitted kitchen is a good size and has a range of white fronted floor and wall storage units with free standing cooker, plumbing for washing machine and a door opening directly to the rear decking area.



The extended area of the house provides a large extra downstairs double bedroom has a window to the front, built in wardrobes with sliding mirror doors and an en suite w.c. At the far end of the hallway there is access to the remainder of the extension which provides a large family dining room and then access to a lovely sitting room which has window to the rear and also patio doors opening directly to the garden.

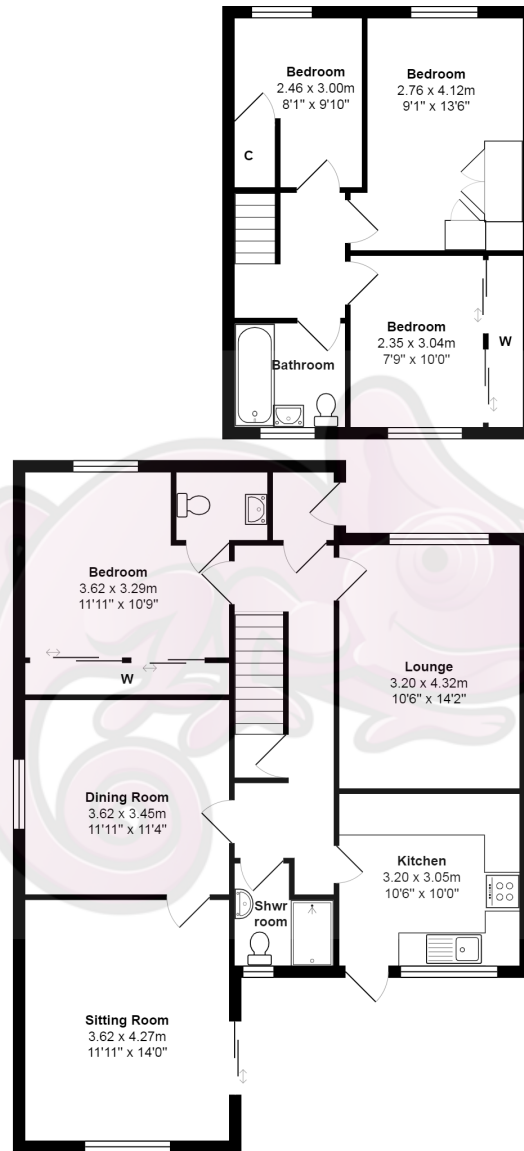


Upstairs there are three further bedrooms (two with wardrobes) and main bathroom with three piece suite comprising bath, wash hand basin and w.c.

The property further benefits from gas central heating, double glazing and has a large loft storage area.

## Vendor Comments

*We have lived here for 36 years. It has been a wonderful family home close to schools, amenities and easy access to the surrounding countryside.*



Total Area: 121.1 m<sup>2</sup> ... 1303 ft<sup>2</sup>

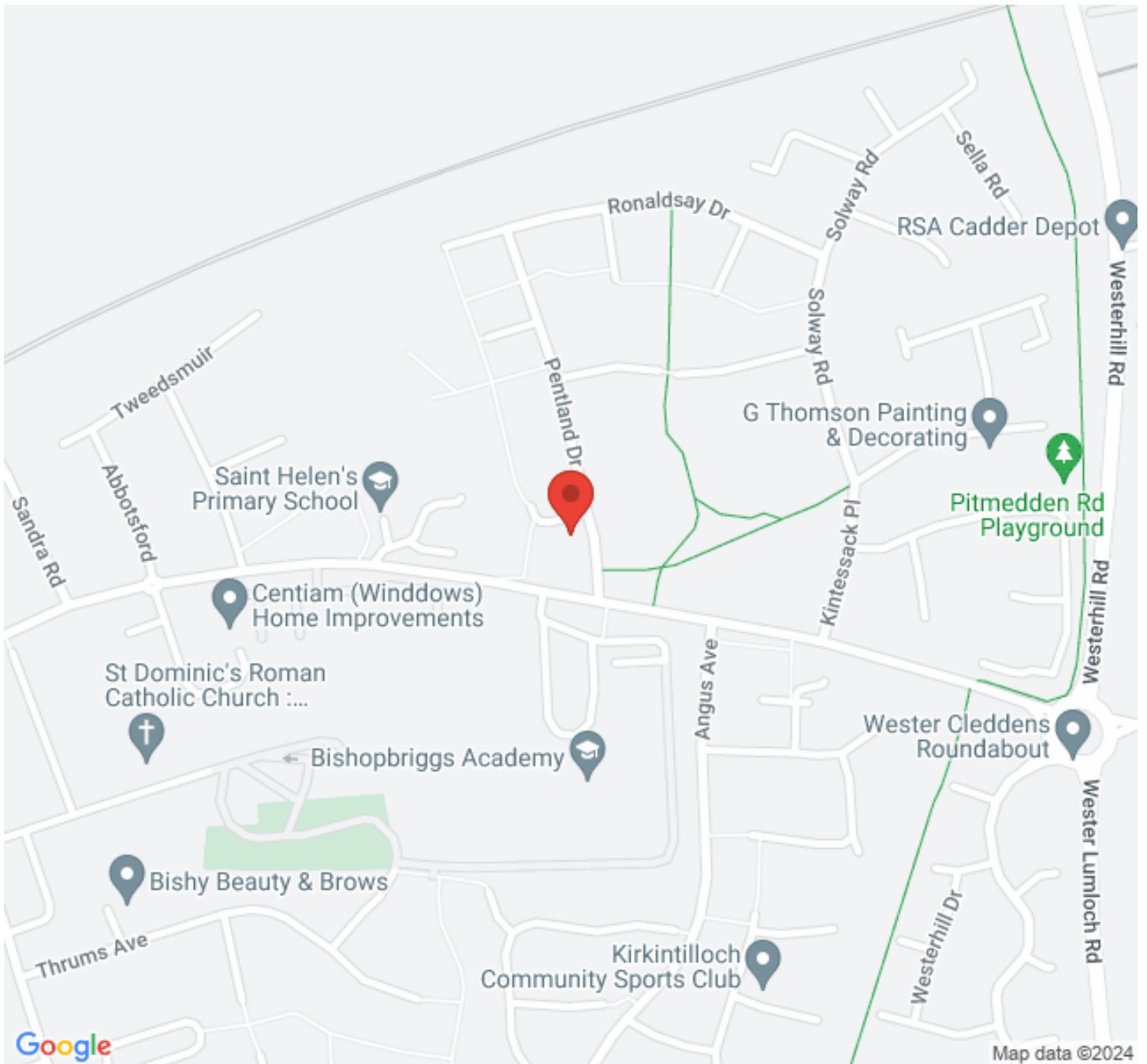
All measurements are approximate and for display purposes only

## Location

Located off Wester Cleddens Road and Pentland Drive, number 5, is well positioned close to Bishopbriggs Academy with Primary Schools also nearby. The centre of Bishopbriggs including the train station is just under one and a half miles away and Glasgow City Centre is about eight miles away by road via the M80.







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