



**Kinnoul Gardens
Bearsden
G61 4QN**

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Offers Over £255,000

This stunning 2 bedroom End Terrace Villa is situated in a quiet, traffic free location with open outlooks at the front onto Baljaffray Primary and is within easy walking distance of local amenities.

The house itself is traditionally constructed and has a render exterior beneath a pitched concrete tiled roof. At the rear there is a glass roof conservatory which runs the full width of the house and provides an excellent additional living room and outlooks over the back garden.

At the front there is a beat garden area and a well stocked chipstone pathway leading to the front door. The rear garden has a slabbed driveway at one side and the other half which houses the single garage and beyond this is a fenced area with neat low maintenance garden and a seating area.

The single garage has a felt roof, single up and over door and windows to the side.

Internally the house has a lovely modern interior which is in excellent order throughout and very much walk in condition for the successful buyer.



Home Report Valuation £270,000

Council Tax Band D

EPC Rating D



The accommodation comprises entrance hallway, main lounge/living room with picture window to the front providing a lovely open view. The kitchen has space at one side for a breakfasting/dining table and a range of modern floor and wall units with integrated sink, built in oven, hob and hood and ample worktop surface area.

At the rear is access to the large glass roof conservatory which is an excellent additional public room and gives access and a private view over the garden.



On the upper level there is access to the two double bedrooms and a modern bathroom which is tiled and has a three piece suite comprising panelled bath, wash hand basin and w.c. Wall mounted shower and window to the rear.

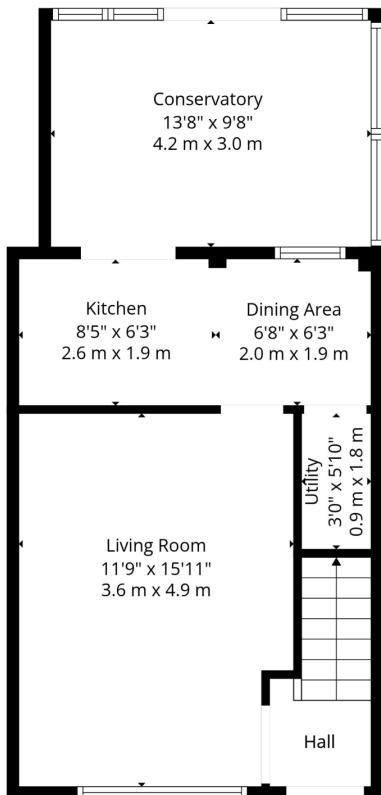
From the main bedroom there is a fixed stair in the cupboard which leads up to an excellent floored and lined attic room with glass balustrade, velux window, electric radiator and power and light. This is a great space and could be a perfect home office or attic room as required.



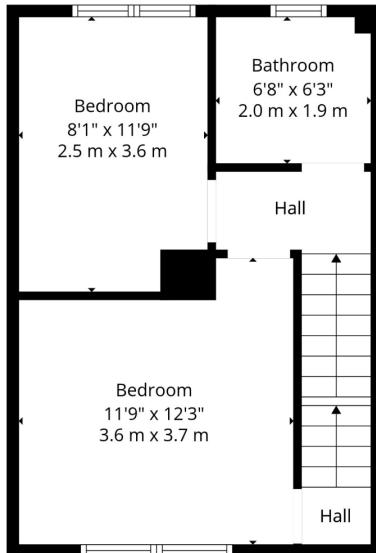
The property further benefits from gas central heating and double glazing.

Vendor Comments

Having lived here for the past 5 years, the location has been one of the biggest highlights for us. The street is quiet and friendly, with welcoming neighbours, and there is a real sense of community. We are within easy walking distance of a lovely park, café, pharmacy (Boots) and local shop (Sainsbury) which makes everyday life so convenient. It has been the perfect first family home for us.



Ground Floor



1st Floor



2nd Floor



TOTAL: 905 sq. ft, 85 m²
 Ground floor: 480 sq. ft, 45 m², 1st floor: 339 sq. ft, 32 m², 2nd floor: 86 sq. ft, 8 m²
 EXCLUDED AREAS: WALLS: 101 sq. ft, 8 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.flimworx.co.uk>

Location

Baljaffray lies on the north westerly edge of Bearsden and is well known for its local primary school and the Baljaffray Shopping Precinct, which includes a selection of shops and a new Sainsbury. The area also benefits from being in the catchment for Bearsden Academy and nearby St Nicholas Primary. Public transport is available via local bus services, and for train commuters, the nearest stations are located in Milngavie town centre and at Bearsden Railway Station, just south of Bearsden Cross. Bearsden Cross itself offers a wide range of shops, cafés, and amenities





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