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Iain Road
Glasgow
G61 4PB

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Offers Over £295,000

A larger style Lawrence built 3 bedroom semi detached villa situated in a fantastic location and with neat garden to the front and an enclosed south facing rear garden.

The house itself has excellent accommodation over two levels extending to just over 1000 sq ft which makes this a comfortable sized family home and offers further potential for extensions to both the side and rear if required (subject to planning).

The property has an original render exterior beneath a hipped concrete tiled roof with this particular house having a conservatory at the rear providing a nice private outlook over the garden.

The front garden consists of a chipped and slabbed pathway at the side providing parking for two vehicles and adjacent to this is a neat lawned area with slabbed patio and stocked borders. The front garden and both lounge and upstairs bedrooms have a nice open outlook down Iain Drive.

The rear garden is enclosed and comprises a neat beach hedge the rear with lawned area, chipstone borders and timber fencing on two sides.

At the side of the property that is a single garage with new up and over door and a courtesy door at the rear leading to the garden.



Home Report Valuation
£325,000



Internally the house has been very well maintained over the years and offers a spacious interior including modern kitchen and new double glazed windows.

The accommodation comprises entrance hallway, bay window main lounge/ living room with attractive open outlook. There is a good sized second downstairs public room which could serve as dining room or tv room and has a window to the rear. The modern fitted kitchen has a range of floor and wall units including built-in hob, oven and hood, there is a new washing machine (less than one-year-old) free standing under counter fridge, ample worktop surface area and a window to the side with fold down security shutter.

Accessed from the back door is a good size conservatory with French doors opening onto the back garden.

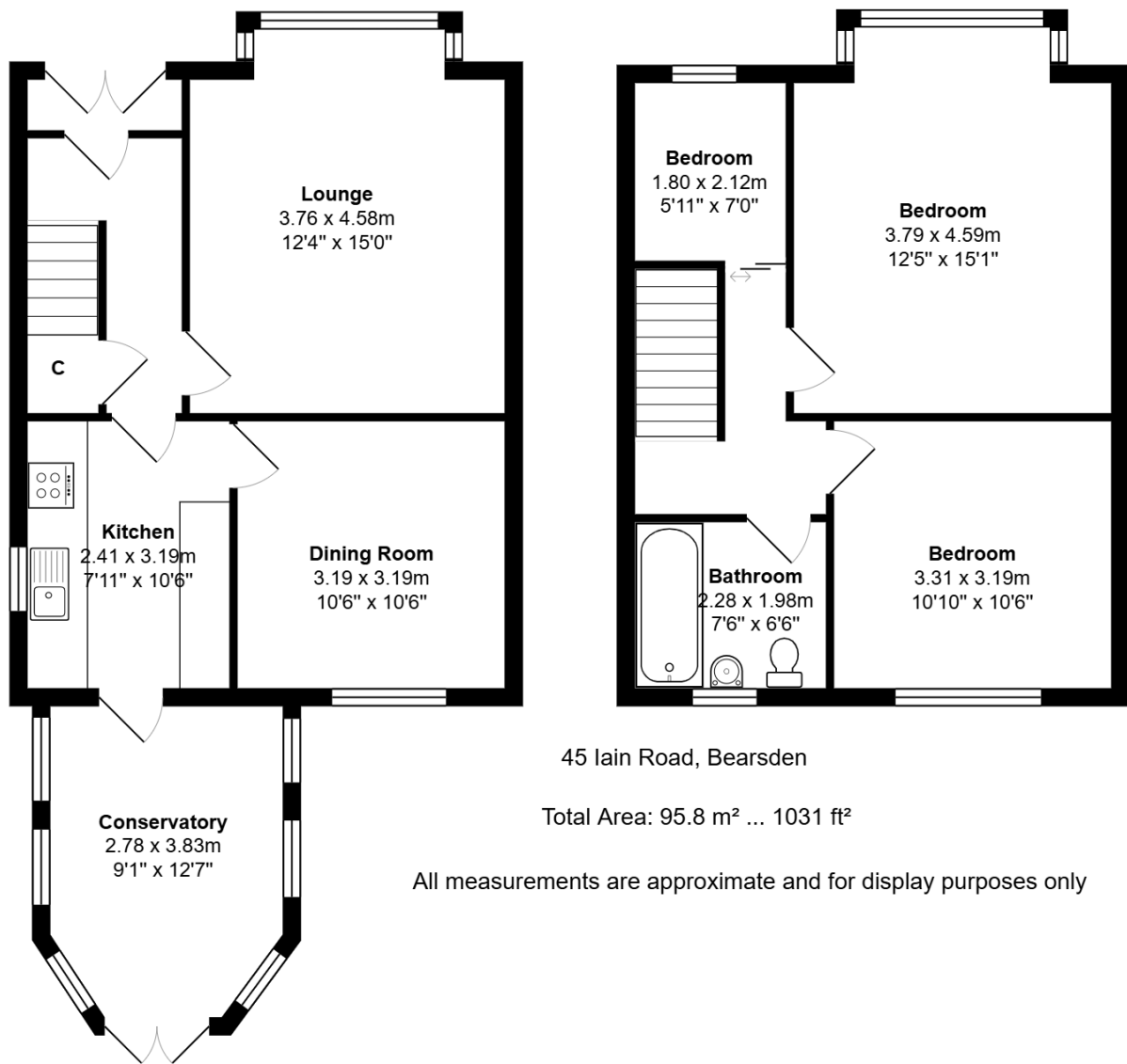
On the upper floor a landing provides access to three bedrooms, (two large double and a single) and the bathroom with three-piece suite comprising panel bath, wash hand basin and WC. There is also an access hatch on the landing leading to a fully insulated loft space.

The property further benefits from Gas fired central heating.



Vendor Comments

This has been a great family home for over 55 years. Great location and now with such easy access to great schools and local amenities.



Location

Iain Road is a great location and is situated close to Bearsden Academy, St Nicholas Primary and Castlehill primary. It is also within walking distance of Bearsden Cross where there are an excellent range of amenities including bars restaurants, coffee shops and Marks and Spencer. Just about a mile from here is Bearsden train station along with ample bus routes available on the nearby Drymen Road itself.





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