



PROPERTY
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Sidlaw Road
Bearsden
G61 4LD

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Offers Over £190,000

This Lawrence built 2 bedroom Mid Terrace Villa is situated in a great location away from the road, looks onto open ground at the front area and has a south facing garden to the rear.

The property itself is traditionally constructed with accommodation over two levels and is finished with low maintenance render beneath a pitched, concrete tiled roof.

The front garden comprises a chip stone area with slabbed pathway leading to the front door. The much larger rear garden is enclosed by a combination of timber fencing and natural hedge and consists of a level slabbed patio area beyond which there is a chip stoned area and at the end a good size lawn with drying poles. The garden itself faces south and therefore has sun most of the afternoon and evening.

Internally the style of house provides great accommodation for first or second time buyers and also offers potential for future extensions to the rear (subject to planning and warrant) or indeed an easy loft conversion, which many of these houses have undertaken.



**Home Report Valuation
£205,000**

Council Tax Band D

EPC Rating D



The current accommodation comprises entrance hallway with useful storage cupboard and adjacent to this is the main lounge/ living area which has windows to both the front and rear, feature fireplace and ample space if required for a dining table at the far end. The kitchen is finished with a range of modern white storage units and has ample worktop surface area with an integrated gas hob and oven, stainless steel sink, plumbing for the washing machine and space at one side for under counter fridge and freezer.



On the upper level there are two good size double bedrooms and a bathroom with modern three-piece suite and wall mounted shower and screen.

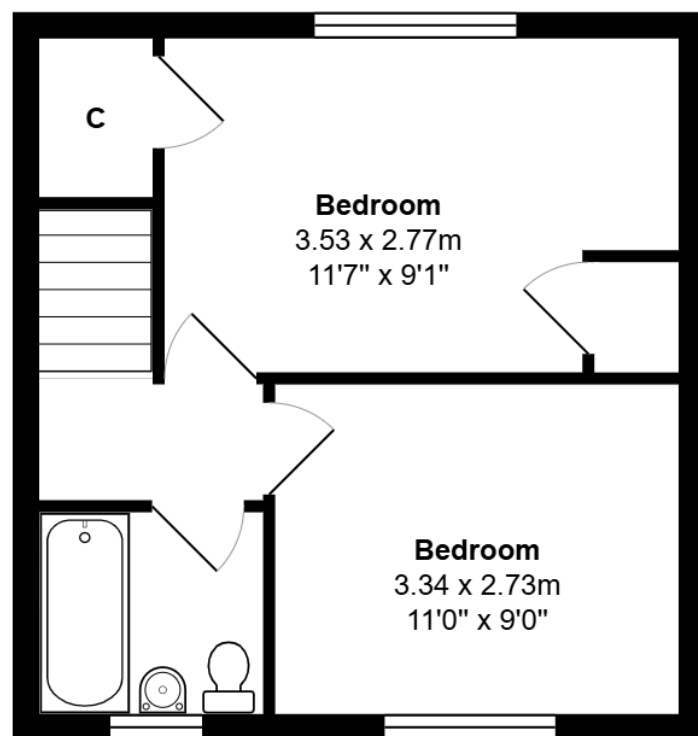
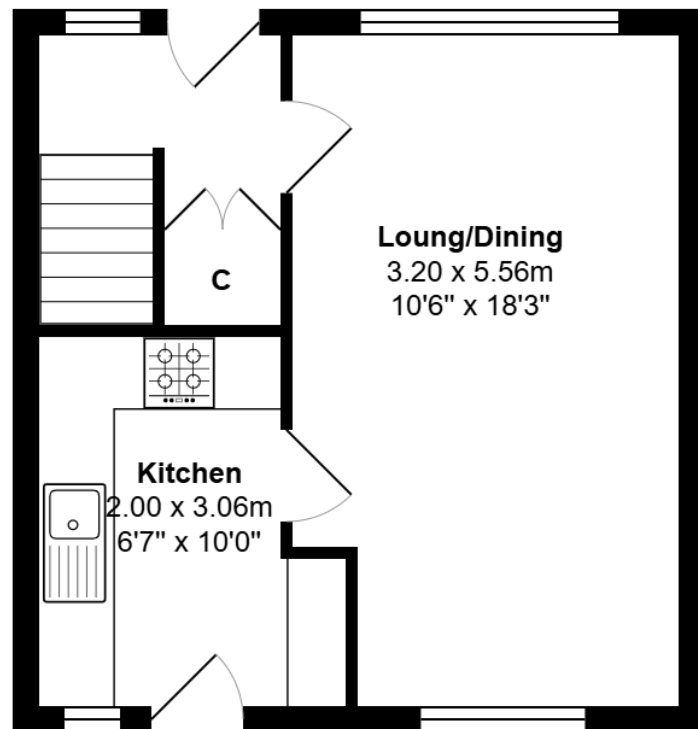
This particular house is in good order having been recently redecorated throughout and also has a combination of wood effect flooring downstairs, lino in the kitchen and well maintained self coloured carpets on the stair and bedrooms.

The property further benefits from Gas central heating with Worcester boiler and modern pvc double glazing.



Vendor Comments

Very easy house to maintain and very fortunate to be in such a nice position with open outlooks at the front and a private sunny rear garden.



Total Area: 59.1 m² ... 637 ft²

All measurements are approximate and for display purposes only

Location

Bearsden is a very sought after location with great amenities. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into West End of Glasgow and City Centre, including a service to Edinburgh.





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