



New Kirk Road
Bearsden
G61 3SJ

1 
1 
1 

Offers Over £175,000



This immaculate traditional 1st Floor flat has been beautifully upgraded with quality finishings throughout and is situated in a perfect location in the heart of Bearsden Cross making it perfect for access to all amenities and within walking distance of Bearsden train station.

The building is of blonde sandstone construction and access is via a security controlled front door which only leads to two apartments including the sale property. The building has a pitched natural slate roof and the flat benefits from new timber and sash case windows with wooden hinged shutters.



At the rear of the building is a common lawned garden area and beyond this is a vehicular access lane which offer possibilities to create a parking space if required.

Internally the apartment is an excellent order throughout and would make an excellent home for the successful purchaser.



Home Report Valuation £185,000

Council Tax Band C

EPC Rating D



The main lounge is nicely decorated and has quality fitted carpet, focal point fireplace and twin refurbished windows at the front with shutters and storage facilities beneath.



The kitchen has been completely upgraded and has attractive floor standing and wall mounted storage units incorporating sink and drainer, built in gas hob oven and hood and an integrated larder style fridge freezer. Space at the far side for breakfasting table and again a refurbished window with shutters and a nice open outlook.

The large double bedroom is tastefully decorated and as a self coloured carpet, smooth emulsion walls and quality built in wardrobes. Refurbished window to the front with shutters and this area also has built in storage underneath.



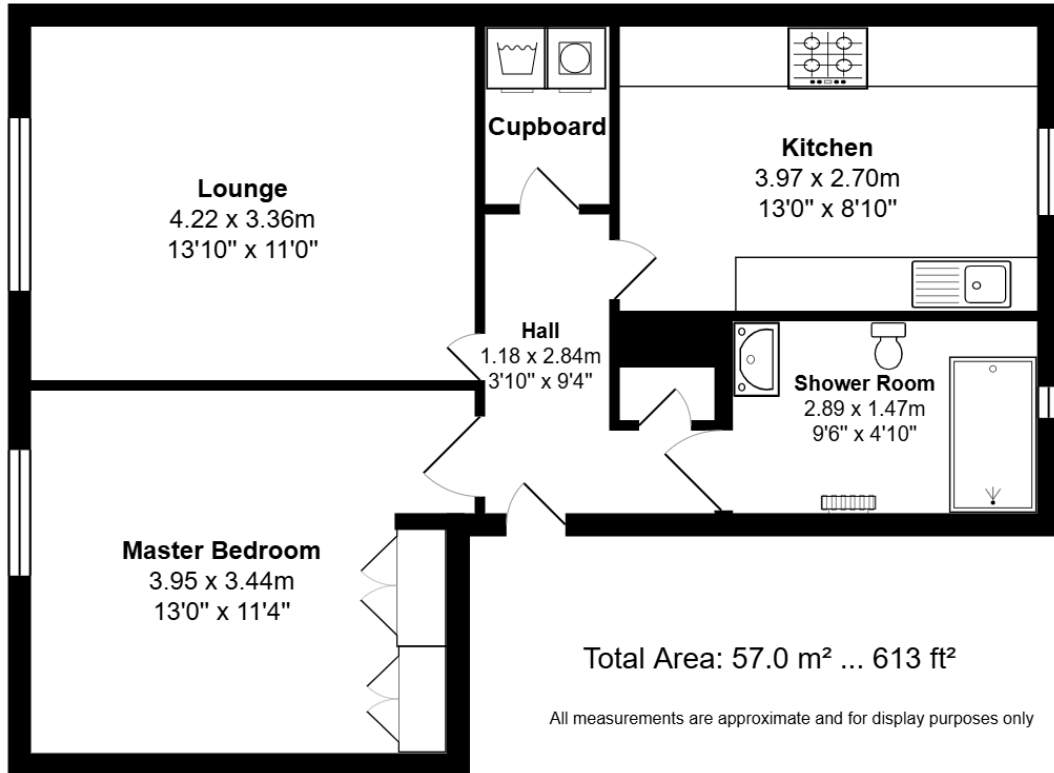
The bathroom has been replaced with a lovely modern shower room comprising wash hand basin, w.c. and a large double shower enclosure with sliding doors wall mounted shower and a central rainfall shower.

The property further benefits from Gas central heating and security controlled entry.

Vendor Comments

Location could not be better as everything we need is on the doorstep. Very quiet area and has been a great place to live.

9, New Kirk Road, Bearsden, G61 3SJ



Location

Situated within the very heart of Bearsden Cross, the property enjoys immediate access to an excellent selection of independent shops, cafés, restaurants and everyday amenities. Bearsden remains one of the areas most sought-after suburbs, renowned for its highly regarded schooling, abundance of recreational facilities and excellent transport links, with regular rail services providing easy access to Glasgow City Centre and beyond.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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.

