



Detached Bungalow

'Cora', 64 Killermont Road, Bearsden, G61 2LS

Offers Over £345,000



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Description

Located in the highly sought after Killermont district of Bearsden, this three bedroom detached bungalow is very well presented and sits on a delightful plot enjoying beautifully landscaped gardens. Re-configured some time ago, there is a fixed stairway leading to a dormer bedroom enhancing the original layout with the accommodation now formed over two levels and boasting five versatile apartments.

This home has a most attractive kerbside appearance with double bay frontage, mature level garden bordered by hedging and a driveway running to the attached garage. A gated pathway leads to the front door with continuing pathway to the side elevation affording convenient access to the rear of the property.

An entrance vestibule leads to the inner front door and onto the T-shaped reception hall that links to all the ground floor accommodation. There are two superb reception rooms, both of similar proportion and having fireplaces as their focal point. The deep box bay window formations found in these rooms frame the pleasant aspects over the front garden and allow plenty of natural light to flood in. To the rear of the ground floor are two double bedrooms. Bedroom one, the larger of the two, has a tiled fireplace and shallow shelved cupboard. The second bedroom has more extensive built in storage and both bedrooms enjoy delightful views across the rear garden. The bathroom is fitted with a three piece suite and a window to the side elevation lends light. The kitchen has a range of wall and base storage units and there is space for a fridge/freezer, washing machine and cooker. The gas central heating boiler is housed to one wall. There are window formations to the side and rear and a door provides direct access to the gardens. A fixed stairway in this kitchen leads to the dormer bedroom. This is another versatile space, the broad dormer projection to the front adding additional depth and affording open views over the neighbouring rooftops and beyond. A large skylight window to the rear adds additional natural light to this room. There is convenient access into the eaves which provide further useful storage space.

The windows throughout are a variety of aluminium framed, double glazed units and uPVC framed double glazed units. There is a single glazed unit in the kitchen which is timber framed. The front and rear access doors are uPVC framed and double glazed. Heating & hot water are supplied by a modern gas fired 'Baxi' boiler which was installed in 2023 along with new radiators. There is extensive basement storage available with convenient access door to the side of the property.

The gardens of this property are worth particular mention as they are beautifully maintained and offer a lovely outdoor space to be enjoyed. The front garden is mainly laid to lawn and to the rear there is a central lawn, mature shrubs, paving and stone chipped areas. To the far end of the rear garden sits a Summer House.

A driveway leads to the garage which has an up and over door to the front and a courtesy door accessing the rear gardens.

Killermont Road forms part of the highly regarded Killermont district of Bearsden with buyers attracted by the excellent schooling and wide range of amenities. This property is within the catchment area for Killermont Primary School and the new Boclair Academy. There are convenient local shops on Rannoch Drive and further facilities on nearby Milngavie Road including a Sainsbury's Local, ASDA Supermarket, Dentist and GP Surgery. Bearsden Cross is within easy reach and has an excellent range of shops, cafes, bars and restaurants. Recreational facilities include King George V Park, Killermont Bowling Club and Glasgow Golf Club. There are also a number of other Sports Clubs, Gyms and Golf Courses available within the immediate and surrounding areas. Commuters have access to convenient public transport services and to excellent road links to Glasgow City Centre.

Room Dimensions

Entrance Vestibule	1.14 m x 1.12 m / 3'9" x 3'8"
Reception hall	4.17 m x 1.12 m / 13'8" x 3'8"
Lounge	5.13 m x 3.71 m / 16'10" x 12'2"
Dining Room	5.13 m x 3.71 m / 16'10" x 12'2"
Kitchen	2.44 m x 3.07 m / 8'0" x 10'1"
Bedroom 1	4.47 m x 3.18 m / 14'8" x 10'5"
Bedroom 2	3.35 m x 2.46 m / 11'0" x 8'1"
Bedroom 3	5.38 m x 4.55 m / 17'8" x 14'11"
Bathroom	2.01 m x 1.88 m / 6'7" x 6'2"

EPC: D

Features

Beautifully presented detached bungalow

Three bedrooms

Two reception rooms

Delightful gardens

Catchment area for Killermont Primary School and Boclair Academy

Wide range of local amenities

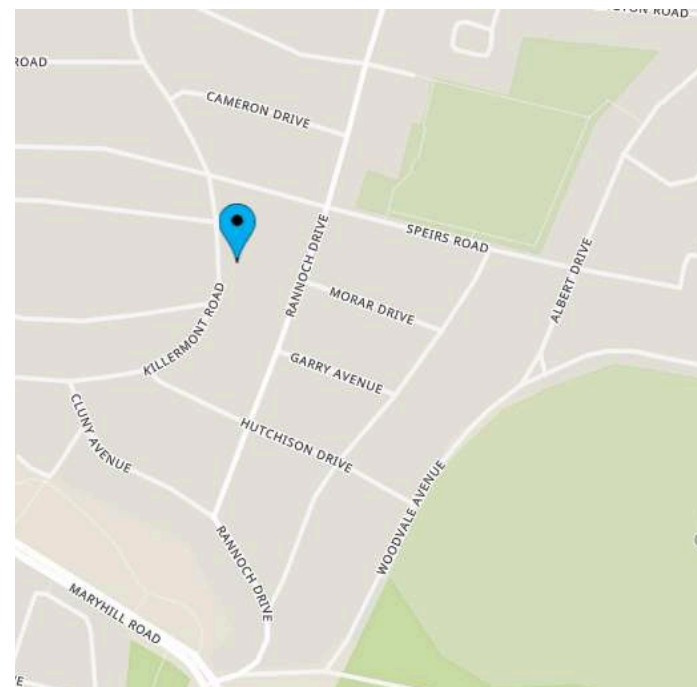
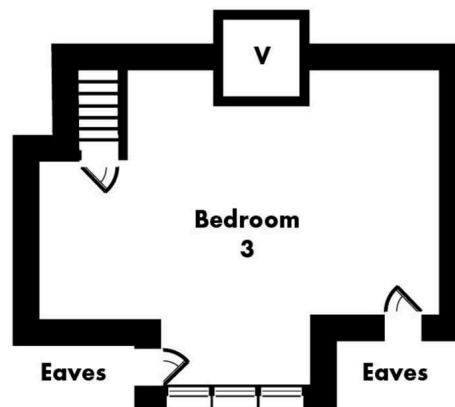
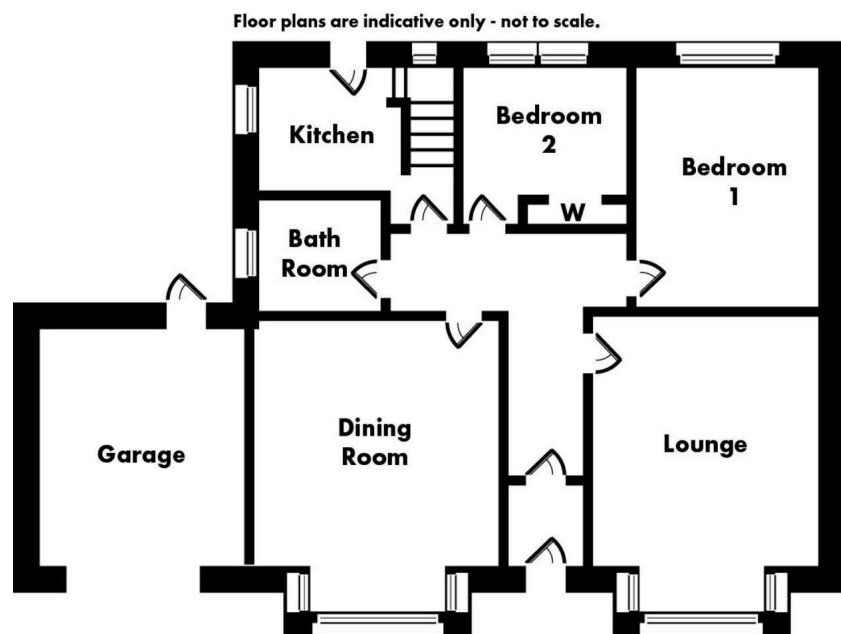












TRAVEL DIRECTIONS

Travelling on Milngavie Road, A81, proceed to the traffic lights with Kessington Hall and Sainsbury's Local on either side. Turn onto Kessington Road and continue uphill to the first mini roundabout. Turn right into Killermont Road and proceed crossing over Speirs Road. This property is a short distance along on your left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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