



Burnmouth Place, Bearsden
Offers Over £290,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Bedrooms

Luxury Ground Floor Flat

Exceptionally spacious accommodation

Modern Kitchen with integrated appliances

Refitted Bathroom

Principal Bedroom with Ensuite and Walk-in closet

All on the level living

Delightful communal grounds

Quiet cul-de-sac setting

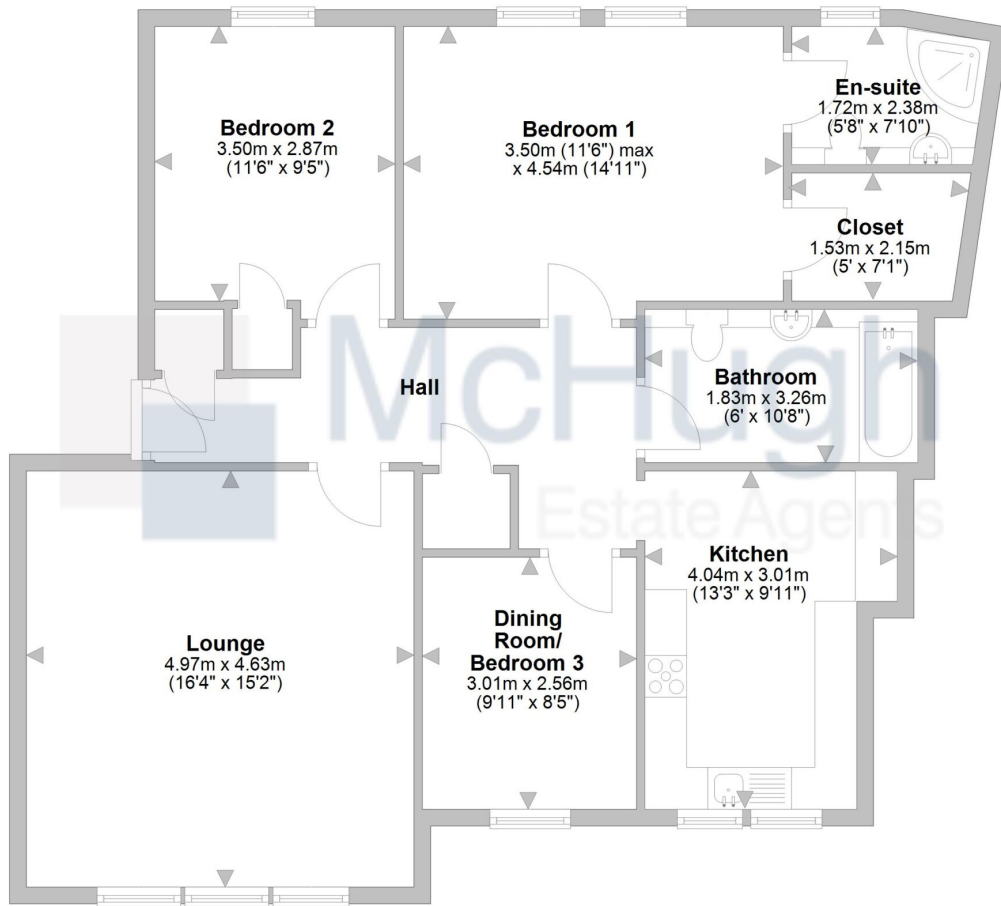
5 minutes walk to Hillfoot train station

3 BED FLAT



Burnmouth Place, Bearsden

Floor Plan



This floor plan has been created for guidance purposes only.
Plan produced using PlanUp.

Burnmouth Place, Bearsden

Tucked away in a peaceful cul-de-sac within the highly desirable Hillfoot area of Bearsden, this exceptionally spacious ground floor flat offers a rare opportunity to acquire a beautifully maintained and tastefully upgraded home in one of Glasgow's most prestigious residential locations. Offering a blend of generous living space and modern convenience, the property is ideally suited to a variety of buyers.

The accommodation is accessed via a generous and welcoming hallway, where there is access to each room and excellent inbuilt storage provision. A bright and expansive lounge enjoys a delightful outlook from the triple window formation to the rear, creating a perfect setting for relaxation and entertaining. The modern kitchen is fitted with a range of premium integrated appliances and offers excellent storage and workspace. The large principal bedroom benefits from a walk-in closet and a well-appointed en-suite shower room, while two further bedrooms provide flexible accommodation for family, guests, or home working. A spacious family bathroom, finished to a high standard, completes the layout.

Heating and Glazing

Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

Gardens and Parking

The beautifully landscaped communal grounds surrounding the property are meticulously maintained by the appointed factoring agents, offering an attractive and well-kept environment for residents to enjoy. There is a large residents' car park and an allocated parking space is diagonally opposite the main entrance door.

Location

Bearsden has excellent local amenities, including highly rated schooling at all levels, a range of independent shops, and easy access to larger retail facilities. Hillfoot Railway Station is within close proximity, providing direct links to Glasgow city centre, while a selection of premium restaurants and cafes are just a short walk away, adding to the area's vibrant community feel.

SAT NAV ref - 25 Burnmouth Place, Bearsden G61 3PG

Dimensions

Lounge
4.97m x 4.63m

Kitchen
4.04m x 3.01m

Dining Room/Bedroom 3
3.01m x 2.56m

Bedroom 1
3.50m x 4.54m

Ensuite Shower Room
1.72m x 2.38m

Closet
1.53m x 2.15m

Bedroom 2
3.50m x 4.54m

Bathroom
1.83m x 3.26m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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