

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**45 Gleneagles
Gardens,
Bishopbriggs,
Glasgow
G64 3EG**

**Offers Over
£295,000**



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DESCRIPTION AND LOCATION

We are absolutely delighted to bring to the market this immaculately presented semi detached family bungalow in the ever-popular locale of Bishopbriggs. The current owners have extensively redeveloped and extended the property to an extremely high standard with all the conveniences of modern living and still retaining a cosy homely feeling. Bishopbriggs itself is one of the most popular residential area in Greater Glasgow, offering a fantastic array of independent cafes, bars and restaurants, along with very highly regarded primary and secondary schools. Being just north of the city, Bishopbriggs has excellent transport links directly into Glasgow and is perfectly situated to easily reach Edinburgh, Stirling, the Trossachs and beyond.

On arrival at the property, there is no issue about parking as there is a driveway which can comfortably house 3 cars, and the modern front door brings you into an extremely bright and airy hallway which is flooded with light from the Velux windows in the roof. Although the house is a bungalow, it doesn't feel like one at all, due to the clever use of additional velux windows and stunning polished wooden flooring that the light bounces off. Coming off the beautiful hallway is the generously proportioned living room with gas fireplace which flows seamlessly into the beautiful conservatory, which can be closed off to the rest of the house when not in use.

As kitchens go, this one is of an exceptionally high standard and the current owner has made excellent use of the space. The wall mounted and floor units are in contrasting navy blue and white with all white goods being integrated. Along with an induction hob cooker, double eye level oven and sleek black cooker hood, there is a breakfasting peninsular unit making it ideal for a busy family.

On the lower floor there is a light and airy dining room/third bedroom, plenty of storage space, handy cloakroom, a downstairs toilet, and from the hall, the stunning wooden staircase takes us to the family bathroom which again has been beautifully finished and has not only a jacuzzi but also a stand alone shower unit.

The bedrooms are both of an excellent size with more than enough space for a double bed and free standing furniture and enjoy the light bright feel of the rest of the house.

A south facing garden sits at the rear of the property and has been lovingly maintained and offers a large area of grass with a gravel and flat stone path winding around the garden. With a beautiful patio area, mature shrubs and trees, and stunning hard landscaping making it easy to maintain, there are also outdoor taps, double socket and a shed for all the necessary gardening tools. The garage to the side and back of the property has an electric door for ease of use, and both the garden and the garage can be accessed via the kitchen. This property is in immaculate condition, and the current owners have really brought it to life and whoever purchases it will have a fantastic, well maintained, stylish, modern home in an enviable area of Bishopbriggs.



ACCOMMODATION

| | |
|--------------|-----------------------------------|
| HALL | 11'0" x 9'10" |
| LIVING ROOM | 3.36 m x 3.00 m 15'8" x 13'2" |
| DINING ROOM | 4.77 m x 4.02 m 10'2" x 9'10" |
| KITCHEN | 3.10 m x 3.00 m 9'11" x 9'10" |
| BEDROOM | 3.01 m x 2.99 m 13'2" x 10'6" |
| CONSERVATORY | 4.02 m x 3.21 m 14'10" x 12'4" |
| BEDROOM | 4.53 m x 3.75 m 16'2" x 13'8" |
| BATHROOM | 4.94 m x 4.16 m 10'3" x 6'4" |
| | 3.13 m x 1.92 m |

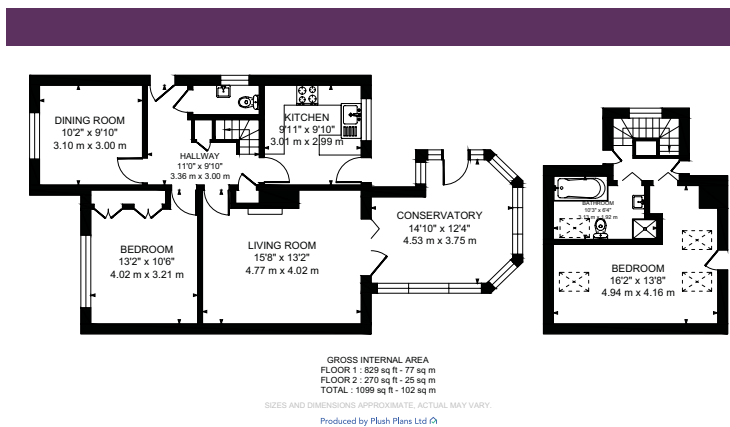
VIEWING

Through solicitors on **0141 333 6750**

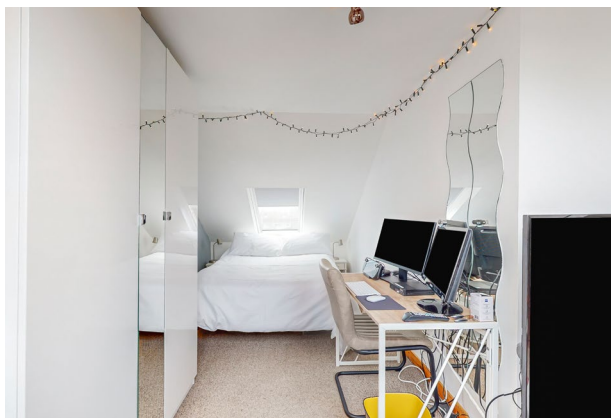
ENTRY

By negotiation





TRAVEL DIRECTIONS
 Through solicitors on 0141 333 6750



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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 nor water services nor 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.

