



Semi Detached Chalet Style Villa
6 Broadleys Ave, Bishopbriggs G64 3AQ



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This semi detached chalet style villa offers spacious family accommodation and is set within level private gardens forming part of the much sought after Balmuildy estate.

The property is accessed from front via a panelled door, with a spacious entrance hall providing direct access to main ground floor apartments and to upper floor level via a carpeted staircase. There is a large open plan lounge/dining room with front and rear facing windows, fitted carpeting and a dining area providing adequate space for a family sized dining table and chairs.

The kitchen, which can be accessed from both the entrance hall and the dining area, is well fitted out with a range of base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer. As well as an integrated hob, oven and extractor hood. A door leads from the kitchen to the rear garden via a sun porch.

There is a double sized bedroom located at ground floor level as well as the bathroom, which has a traditional 3-piece suite installed comprising WC, pedestal wash hand basin and bath with shower mixer tap.

At upper floor level, a landing leads to two further double bedrooms, both with dormer windows, fitted carpeting and having access to handy eaves storage cupboards. The property further benefits from having gas central heating and double glazing.

Externally there is an area of open plan garden ground to front which is mainly laid in lawn. A paved driveway to the side of the house provides off street parking and access to a detached single car garage. To the rear of the property, an further extensive area of private garden is also mainly laid in lawn with a slabbed patio area adjacent to the house.

Broadleys Avenue is ideally located a short distance from Bishopbriggs Centre where there are a wide range of amenities on offer offers including shops, restaurants and bars. There are also excellent schools and recreational facilities serving Bishopbriggs, with a number of excellent transport links including bus and rail services, allow easy access into the City Centre and Central Belt motorway system.

MEASUREMENTS

ENTRANCE HALL

LOUNGE/DINING ROOM

KITCHEN

SUN PORCH

BEDROOM THREE

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

22'4" x 16'8"

11'2" x 8'2"

10'3" x 9'11"

8'0" x 5'5"

14'0" x 13'0"

14'4" x 11'5"

EPC

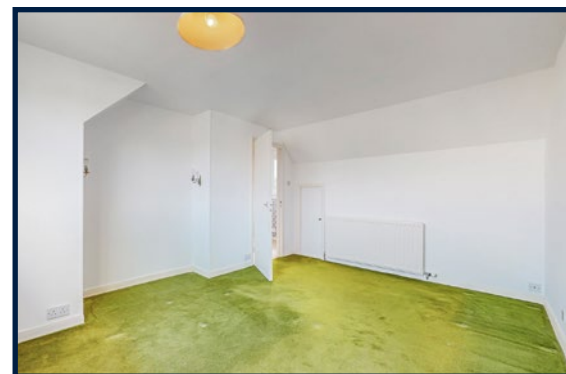
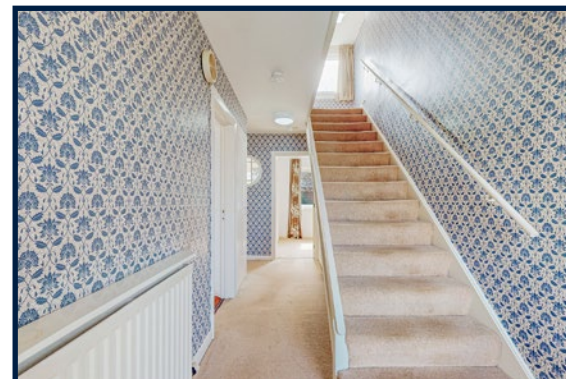
Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

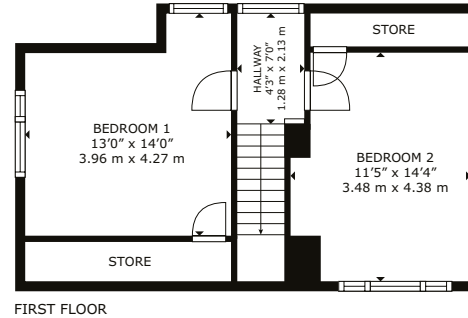
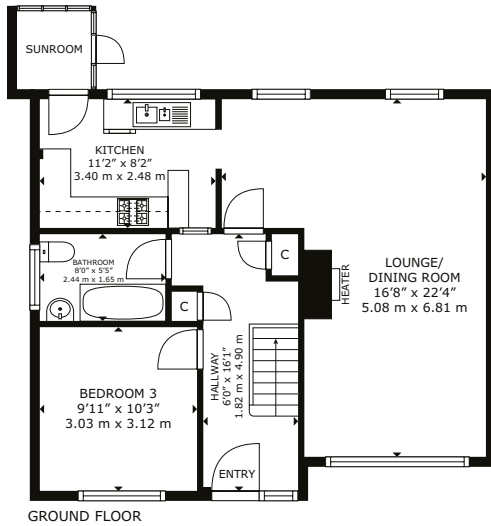


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas 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.

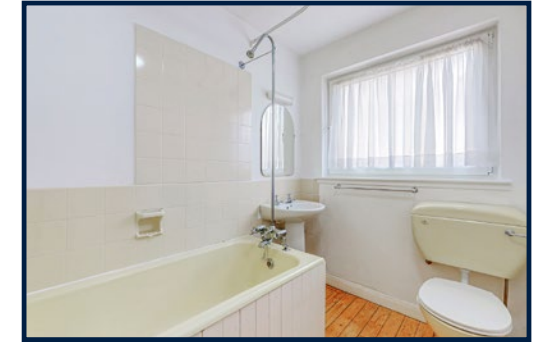


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GROSS INTERNAL AREA
 GROUND FLOOR: 667 sq. ft, 62 m², FIRST FLOOR: 387 sq. ft, 36 m²,
 TOTAL AREA: 1,054 sq. ft, 98 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by [Plushplans](#)



espc

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