



88 Canniesburn Quadrant, Bearsden, G61 1RW

Offers over £239,995



Elevate Property Services are delighted to present this splendid TWO-bedroom second (top) floor flat to market. This property is located within the highly sought after Bearsden area and within the well regarded Canniesburn Estate. This property is sure to be popular, early viewing is therefore recommended.



Welcome to 88 Canniesburn Quadrant, this stylish TWO bedroom flat is beautifully presented to market in true walk-in condition. Set within the popular Canniesburn Estate, close to a host of amenities and transport links, this property is expected to generate considerable interest.

Upon entering the property, you are welcomed into the bright and airy reception hallway which also benefits from excellent storage options. Situated at the end of the hallway, the lounge is a key advantage of this stunning property. With generous dimensions to also accommodate dining or home office and dual windows creating an abundance of natural light, this is a truly splendid space. The modern fitted kitchen is conveniently located off the lounge and hosts an array of wall and base mounted units paired with complementing worktops. With all appliances being smartly integrated, there is a clean and sleek finish. Integrated appliances include a fridge-freezer, washing machine, dishwasher, gas hob, oven, microwave and extractor fan. Two well-proportioned bedrooms are available, both of which have been neutrally decorated and benefit from excellent fitted storage. The primary bedroom further benefits from a modern ensuite shower room, comprising of an enclosed shower cubicle with mixer shower, vanity unit and W.C. Completing this property, is a neutrally decorated bathroom comprising of a bath with shower over, vanity unit and W.C.

Ideally situated within mature, well maintained grounds which lead to Cairnhill woods, a great route for a quiet walk. This location also provides easy access to amenities within Bearsden and Glasgow's West End. Bearsden offers a variety of cafes, shops and services. It is also an area that prides itself on the high quality of local schools. There are excellent train and bus links nearby making Glasgow and the West end and beyond all easily accessible.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT
CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY
OFFER OR CONTRACT.

Lounge/Dining - 7.26m x 5.54m
 Kitchen - 3.71m x 2.57m
 Bedroom One - 4.01m x 2.84m
 Ensuite - 2.82m x 1.55m
 Bedroom Two - 4.22m x 3.56m
 Bathroom - 2.34m x 2.13m

A map of the Canniesburn area in Scotland. The map shows several roads: Roman Rd at the top, Rannoch Dr on the right, Maryhill Rd on the right, and Switchback Rd on the left. A red pin is placed in the center of the map, near the intersection of Roman Rd and Switchback Rd. The area is labeled 'Canniesburn'. The map is credited to Google and has a copyright notice for 2025.

The floor plan shows a house with the following layout and dimensions:

- Lounge/Dining Room:** 23'10" x 18'2" (7.26 m x 5.54 m)
- Kitchen:** 12'2" x 8'5" (3.71 m x 2.57 m)
- Bedroom 1:** 13'2" x 9'4" (4.01 m x 2.84 m)
- Bedroom 2:** 13'10" x 11'8" (4.22 m x 3.56 m)
- Bedroom 3:** 7'8" x 7'0" (2.34 m x 2.13 m)
- Other areas:** Includes a bathroom, a central hallway (6'5" x 4'2" / 1.95 m x 1.26 m), an entry, and several wardrobes and cupboards.

GROSS INTERNAL AREA: 1,022 sq. ft., 95 m²
FLOOR PLAN: 1,022 sq. ft., 95 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
 Produced by [Plush Plans Ltd](#) (A)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	80

EU Directive 2002/91/EC

Scotland

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>