



88 Canniesburn Quadrant, Bearsden, G61 1RW

Fixed Price £265,000



NEW FIXED PRICE - 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.



Property Information

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.

To the front of the building, private off-street parking is available. Access into the well-maintained building is via a secure door entry system with a carpeted staircase leading to this property on the second (top) floor.

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.

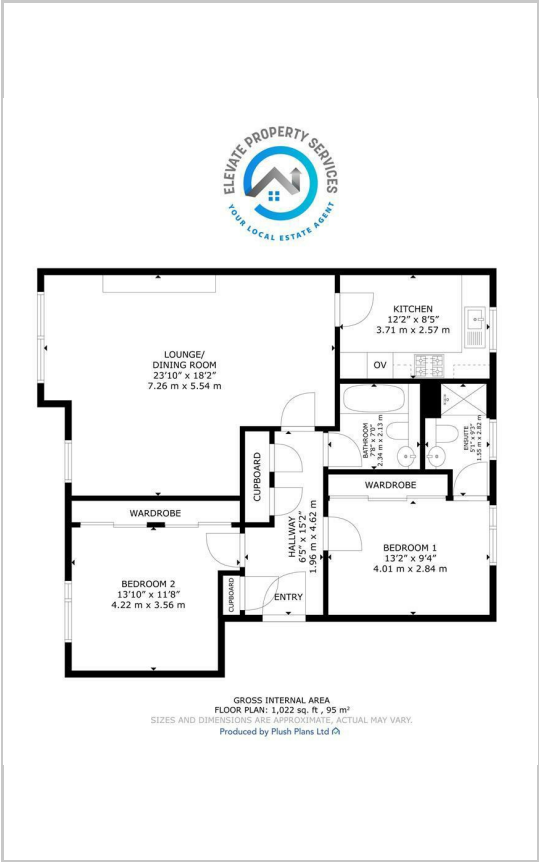
Room Dimensions

- 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

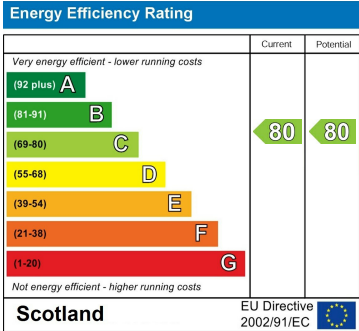
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.