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Well-presented interiors

and characterful features

Beautifully presented with attractive, modern interiors and lovely original features, this traditional semi-detached house is situated on an established residential street in the sought-after Burnbrae district of Bearsden, enjoying an elevated position with views of the Campsie Fells and countryside. Offering three bedrooms, two reception rooms, a kitchen, and a bathroom, the home is sure to appeal to a wealth of buyers and comes accompanied by front and rear gardens, a detached garage (which is currently being used as a gym), and a private driveway.

Features

- Traditional semi-detached house in Bearsden
- Well-presented interiors and characterful features
- Entrance hall with built-in storage
- Spacious dining/sitting room with a fireplace
- Comfortable living room, also with a fireplace
- Contemporary kitchen with garden access
- Three well-proportioned, flexible bedrooms
- Family bathroom with shower-over-bath
- Large loft for storage or as a studio (STPP)
- South-facing front garden
- Large, well-maintained rear garden with summerhouse
- Detached single garage (currently being used as a gym)
- Private multi-car driveway
- Gas central heating, several fires, and double glazing



Set back from the road behind the front garden and approached via a few external steps, the front door opens into a welcoming hallway with built-in under-stair storage. On your left, you step into a spacious, south-facing reception room, the first of two on offer in the property. The room provides plenty of space for both lounge and dining furniture, arranged around a homely fireplace, presenting an ideal space for both everyday family life and entertaining alike.





Comfortable living room

with a fireplace

In the neighbouring living room, a garden-facing window frames lovely leafy views, and a spacious footprint allows for various configurations of furniture to suit the new owner's needs, with an attractive, monochrome fireplace creating an ideal focal point in the space.





Contemporary kitchen

with garden access

The kitchen is next door to the living room and is appointed with modern wall and base cabinets, with integrated appliances comprising a double oven, a gas hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine. The kitchen is completed by a garden entrance.

Three *flexible bedrooms*

On the first floor, a landing with storage leads to the home's three bedrooms and a bathroom. The well-proportioned sleeping areas are all tastefully decorated and fitted with carpets for optimum comfort underfoot. The principal bedroom features a characterful fireplace surround, whilst the other two bedrooms are currently set up as home offices/an additional sitting area, highlighting the versatility of the home. The house also includes a large loft space, ideal for storage or for use as a studio area (STPP).



A modern family bathroom with white tiled walls and a white spa bath. The bath has a glass shower screen and a chrome showerhead. To the left is a white pedestal sink with a chrome faucet. To the right is a window with a white frame, a small potted plant, and two purple bottles. Below the window is a chrome towel radiator with several white towels hanging on it. The floor is made of brown tiles.

Family bathroom

with shower-over-bath

Finally, the attractive, modern bathroom comprises a spa bath with an overhead shower and a glazed screen, a WC-suite, and a towel radiator. Gas central heating (along with the living-flame fires) and double glazing ensure year-round comfort and efficiency.



Detached garage (currently being used as a gym)



Large, well-maintained *rear gardens*

Externally, the home is accompanied by front and rear gardens. The rear garden is particularly spacious and features two large patios for outdoor seating and barbecues, neatly kept lawns, colourful planting, a wealth of leafy shrubbery, and a summerhouse. Private parking is provided by a multi-car driveway, whilst a detached single garage is currently being used as a gym. The garage has been re-roofed, insulated, and floored.

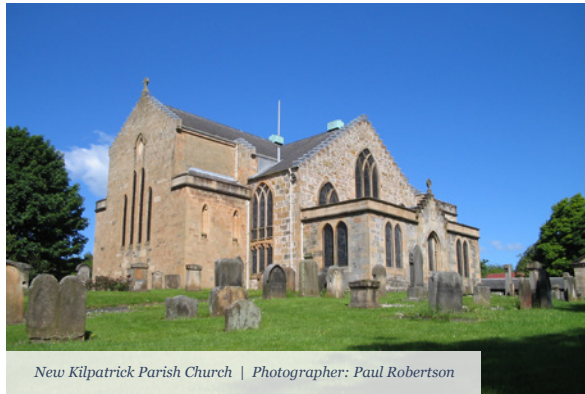




Bearsden Cross | Photographer: Paul Robertson



Kilmardinny Loch | Photographer: Paul Robertson



New Kilpatrick Parish Church | Photographer: Paul Robertson



Bearsden, *Glasgow*

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous, highly acclaimed educational facilities at both Primary and Secondary levels, and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross, along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot and Milngavie, providing regular services into Glasgow's West End and City Centre and Edinburgh. Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden, is the world-renowned Loch Lomond and The Trossachs National Park.

Floorplan

Price & Viewings

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www.watermans.co.uk

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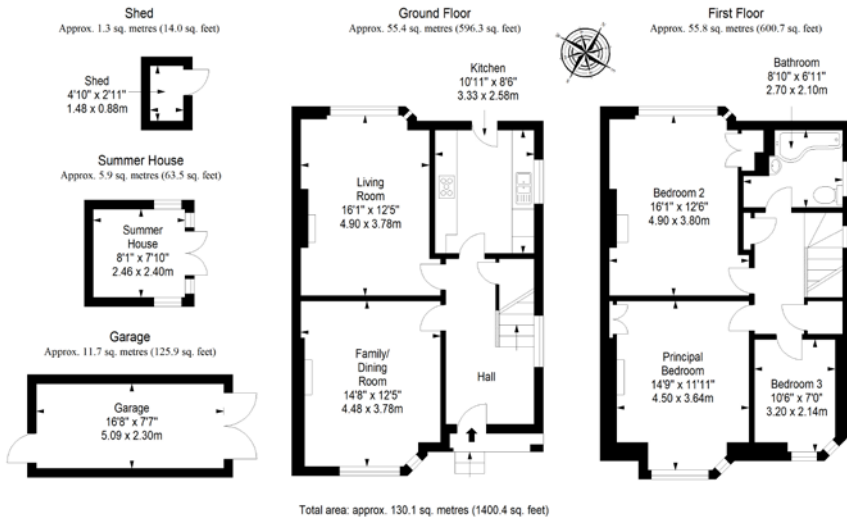
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EPC Rating - C | Council Tax band - F | Home Report value - £400,000

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