



Flat 1/2, 251  
Bearsden Road  
Anniesland, Glasgow  
G13 1DH



Please contact us for  
more information:

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## Summary

Enjoying a desirable address, close to Bearsden and Glasgow's West End, this traditional first-floor flat will appeal to professionals, first-time buyers, and investors seeking an exciting renovation project. The property boasts an open-plan living/dining room and kitchen, a shower room and separate WC, a bay-fronted double bedroom, and access to sunny shared gardens and on-street parking.

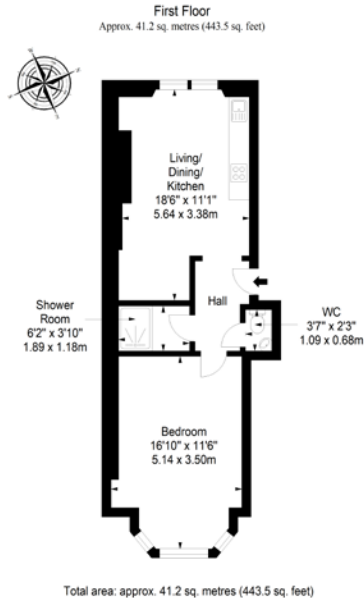
## Features

- Desirable location close to the West End
- Full renovation project
- Traditional first-floor flat
- Secure well-maintained communal stairwell
- Entrance hall
- Bright open-plan living/dining room and kitchen
- Spacious double bedroom
- Shower room and separate WC
- Sunny communal gardens
- On-street parking
- Double glazing

**NB – Please note the purchaser is required to pay a Buyer's Premium on the successful acceptance of an offer on this property. In this instance, a fee of £3,000 Plus VAT will be due.**



# Floorplan



EPC Rating - D | Council Tax band - B | Home Report value - £80,000

**Disclaimer: This property is being sold in its present condition and no warranty shall be given to any purchaser with regard to the existence or condition of the services, or any heating or other system within the property.**



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

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### Glasgow

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ēspc rightmove Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.