



# 16 FIRST AVENUE

BEARSDEN

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**2 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**Benefitting from an elevated position within the sought-after Kessington district of Bearsden, this substantial and characterful detached villa enjoys wonderful open views and offers generous, flexible accommodation, over two levels. The property has been extended and reconfigured to create an ideal family home, with a versatile layout that adapts well to modern living.**

Internally, the ground floor comprises:- a welcoming reception hallway, an impressive living room and separate formal dining room, positioned to the front of the house, each enhanced by bay windows that draw in plentiful natural light, and a good sized galley kitchen, leading through to an additional family or dining room, to the rear. There is a substantial principal bedroom, with garden outlooks, the first of two lower level bathrooms, which could easily be adapted to form part of an excellent principal suite, an additional bathroom, a utility room and excellent storage further complementing the ground floor accommodation.

Upstairs, a large double bedroom occupies the upper level, complete with a walk-in wardrobe and additional hall storage.

While the property would now benefit from a degree of modernisation, it presents an exciting opportunity for a purchaser to update and enhance to their own taste and specification — a chance to create a truly special home in a prime Bearsden location.

Externally, the house enjoys a large and private rear garden, stocked with a variety of mature trees and shrubs, and offering spectacular panoramic views across Bearsden and towards Glasgow. A driveway, to the front, allows for off-street parking and the home is further enhanced by gas central heating and double glazing.

This is a rare opportunity to acquire a generously proportioned home, with outstanding potential, set within a prime Bearsden location





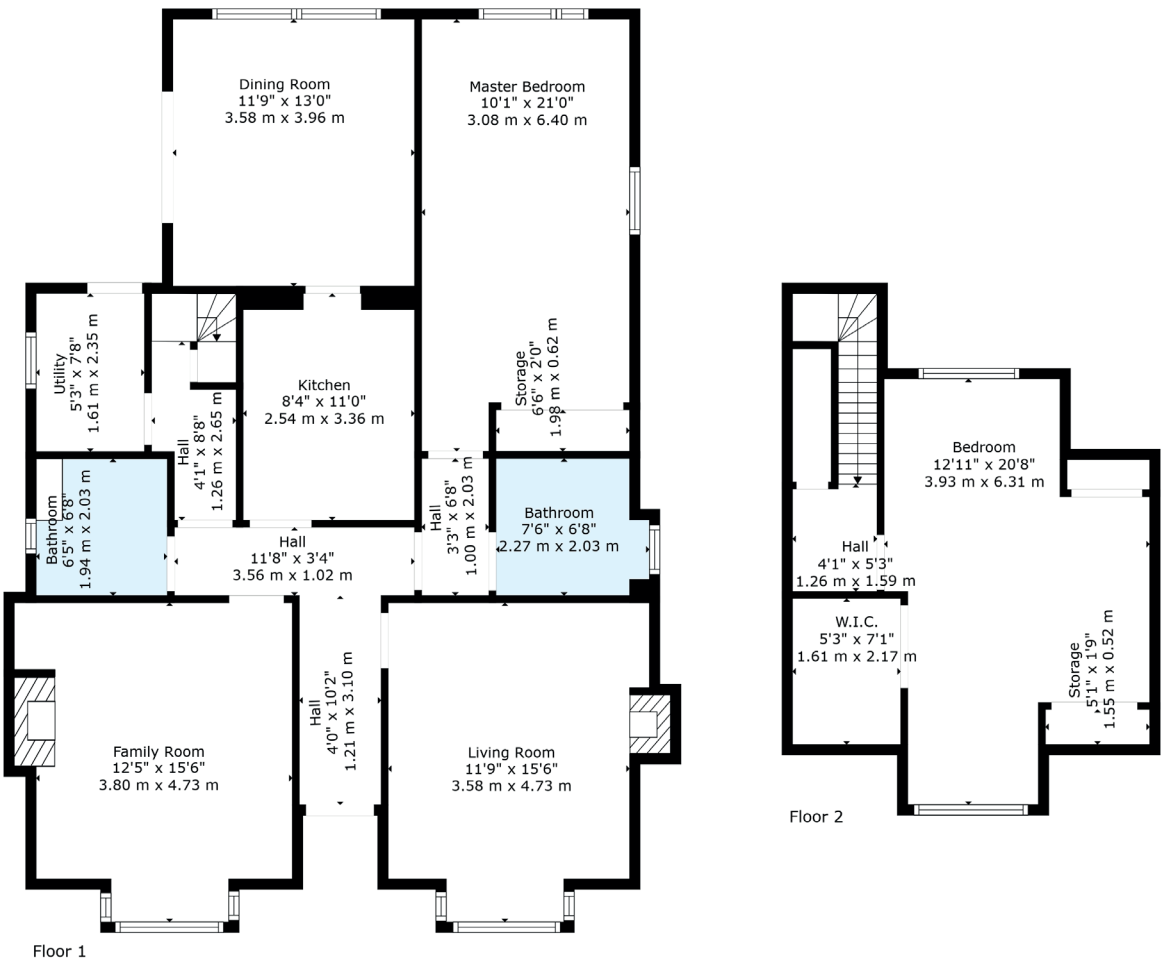












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is 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, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to 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.

**BD3875** | Sat Nav: 16 First Avenue, Bearsden, G61 2JD

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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