



Nasmyth Avenue
Bearsden
G61 4SQ

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Fixed Price £410,000

This Modern Detached Villa was built by Stewart Milne Homes and is situated in the popular North Baljaffray district of Bearsden.

The house has a low maintenance render exterior beneath a concrete tiled roof and includes an integral single garage and a large conservatory at the rear. The house had new double glazed windows and doors in 2021 and also benefits from a new central heating boiler which was installed in 2017.

The house is in excellent order throughout with a modern interior, fresh decoration and includes good sized apartments throughout with a particularly impressive elevated view over Glasgow from the main bedroom.

The front garden has a monobloc driveway and adjacent to this a well maintained lawn. The rear garden is a good size and has useable areas on three levels including a patio area accessed directly from the conservatory and the stairs to a second level which is another excellent space for garden furniture and enjoys a fantastic view and then a third level at the top which is mainly lawned and borders onto open woods via gated access.



Home Report Valuation £380,000

www.packdetails.com
Reference: HP759098
Postcode: G61 4SQ

Council Tax Band F

EPC Rating C



The accommodation comprises entrance hall with adjacent downstairs cloakroom, the main lounge is open plan to a dining area at the far side and has modern decoration, quality tiling on the floor and an under stair storage cupboard.

Double doors open to a large conservatory with views onto the garden and access to the patio area.

The kitchen has modern floor and wall units with built in stainless steel sink, large free standing range cooker and a cleverly created breakfast bar to one side. Window to the rear, space for large American style fridge freezer and door to the rear opening to the utility room with further walk in cupboard.

The half landing provides access to a large upgraded bathroom with corner spa bath, wall mounted shower and curtain, w.c.. and a vanity sink at the front window area.

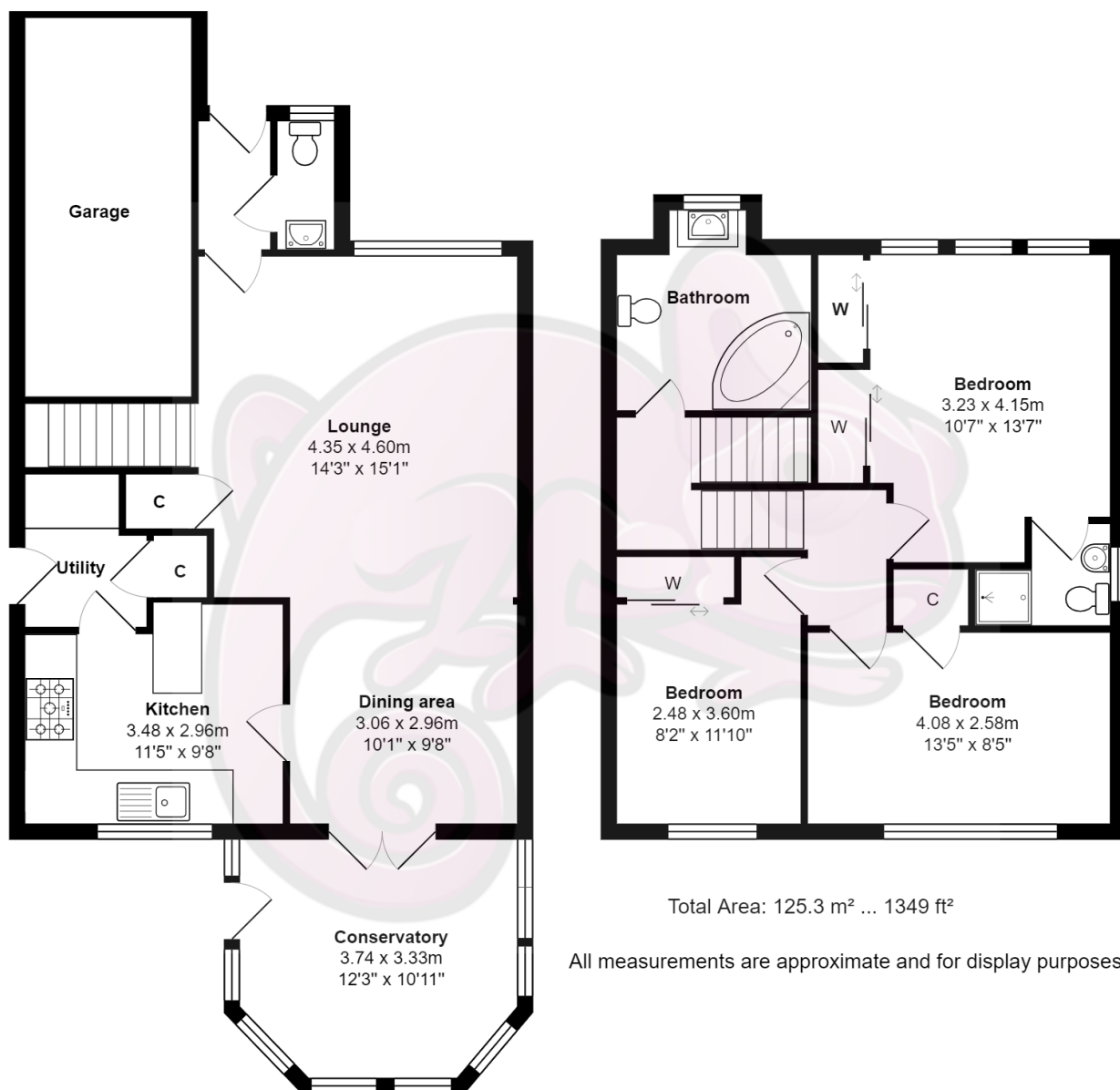
There are three large bedrooms, all with built in storage and the master with an en suite shower room comprising corner shower cabinet, wash hand basin and w.c.

The property further benefits from open outlooks, large loft area and an attached garage which many neighbouring houses have used to convert to additional living space if required (subject to relevant permissions).



Vendor Comments

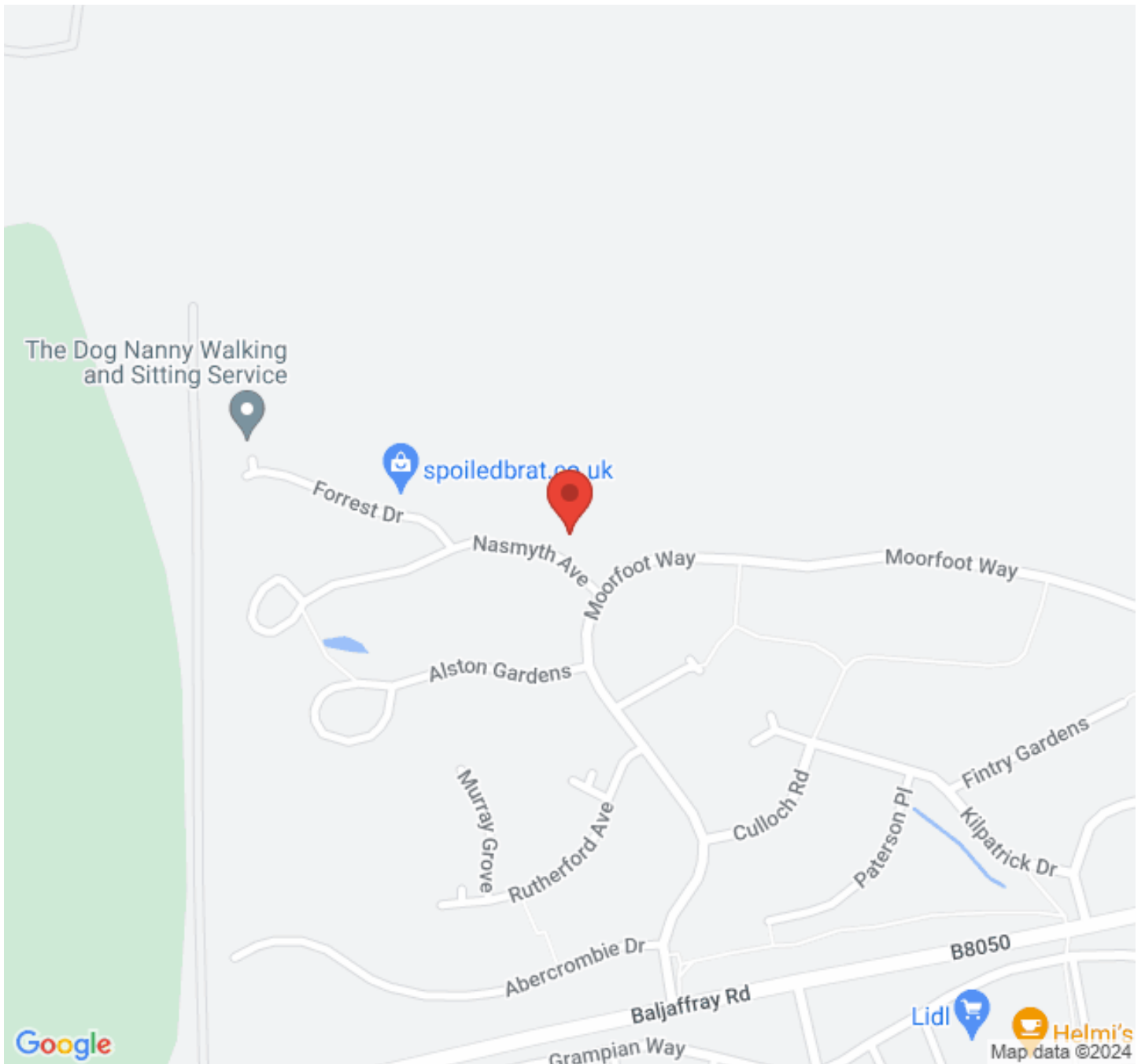
This has been a great house and the back garden is so nice and quite and a brilliant place to enjoy the fantastic views



Location

North Baljaffray is on the north westerly fringe of Bearsden and is an area long proved popular. The local primary school, Baljaffray Primary, is not far away, beside a little shopping zone at Baljaffray Precinct. Secondary provision is at the excellent Bearsden Academy at Courthill, with the St. Nicholas Primary on Duntocher Road. The heart of Bearsden (Bearsden Cross) is about two miles to the southeast where you will find a broad selection of quality retailers, including a Marks & Spencer (foodhall). Just south of The Cross is Bearsden Railway Station.





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