



# PROPERTY BUREAU

LETTING & ESTATE AGENTS



Eskdale Road  
Bearsden  
G61 1JY

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## Offers Over £165,000

This attractive Lawrence built Mid Terrace Villa is situated in an established address and is very handy for access to local primary school, shops and public transport links.

The property itself has a render exterior beneath a pitched concrete tile roof and benefits from a level garden to the front and a nice size rear garden, which provides further potential for extensions if required.

The front garden itself comprises a chipstone area with a slab pathway adjacent to this leading to the front entrance. The larger rear garden is enclosed by fencing and features a good size central lawn area with a further level patio area ideal for storage of garden sheds and furniture.

And the house is well presented with a modern kitchen and share room and also they added benefit of a fixed staircase from the front bedroom leading up to a large floor and line attic space.

The accommodation comprises entrance hallway with under stair cupboard and from here is access to the bright open plan lounge/ dining room with windows to both the front and rear.



## Home Report Valuation £180,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP780824  
Postcode: G61 1JY

Council Tax Band D

EPC Rating D





The kitchen has range of modern floor and wall units with integrated appliances space for drop-down table at one side, integrated sink, built in hob and oven, plumbing for washing machine and a door at the rear opening to the garden.

On the upper floor of the landing provides access to two double bedrooms with the larger one having the fixed staircase leading up to the attic room.



The bathroom has been upgraded to a modern showroom with a large shower enclosure, wash and basin and a modern w.c.

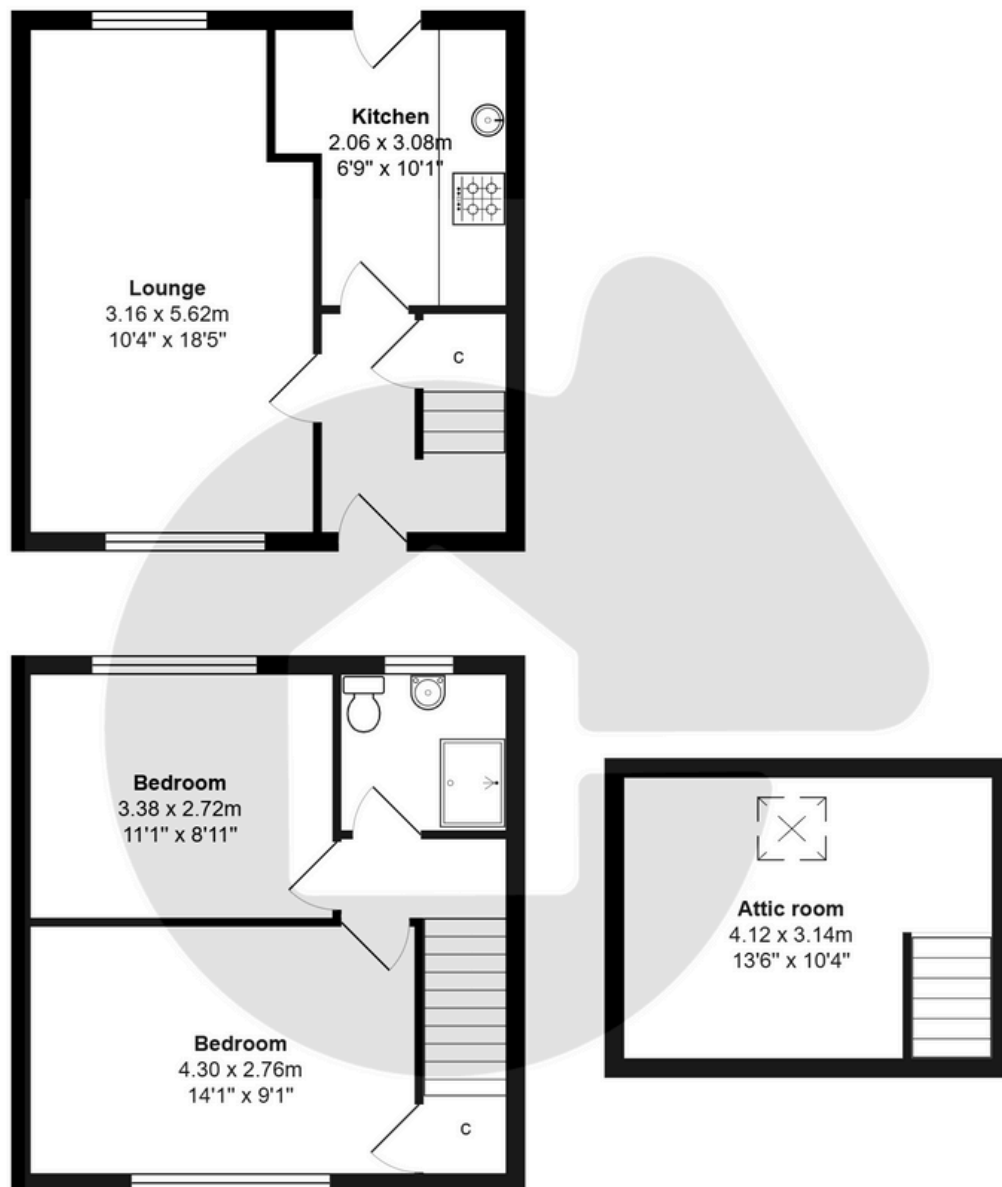
The floored and lined loft area is an ideal space for either excellent storage options or indeed could serve as a study or office if needed.

The property further benefits from gas fired central heating, double glazing and is in a popular quiet street away from the main road.



## Vendor Comments

Such a nice street to live in and is so handy for the train station and shops.



Total Area: 72.5 m<sup>2</sup> ... 781 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Eskdale Road is well served by excellent schooling at all levels including Colquhoun Park Primary and Nursery and Boclair Academy Secondary School. There are a selection of local shops and amenities, including a chemist and Post Office whilst a wider range of shops, bars and cafes are available at nearby Bearsden Cross. The property is within walking distance of Bearsden and Westerton train stations which provides a frequent rail service to Glasgow and Edinburgh.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

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