

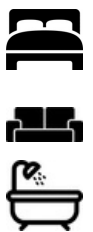


PROPERTY
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Lawers Drive
Bearsden
G61 4LG

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Offers Over £260,000

An extended and really nicely presented Semi Detached Villa situated in a quiet established location with substantial gardens to both the front and rear and a lovely long driveway leading to the garage.

The property comprises a Lawrence built Semi Detached Villa which has been extended to the rear to create a wonderful dining kitchen area with French doors opening onto a decked area which leads to the garden.

The property itself is traditionally constructed with a low maintenance render exterior beneath a pitched concrete tile roof. The flat roof extension at the rear extends almost the width of the house and enhances the floor area to a comfortable size for a modern family.

At the front there is a neat, level lawned garden and adjacent to this a long driveway which provides parking for several vehicles and leads to the garage. The rear west facing garden benefits from the sun all afternoon and evening and this well maintained space consists of a good size lawn area with slabbed patio and a neat decked area leading back to the dining kitchen.

At the side of the property is a single car garage with up and over door to the front, courtesy door to the side and new window. Behind the garage there is a timber garden shed.

Internally the house is in excellent condition with a modern contemporary interior and benefits from spacious rooms, neutral decoration and quality finishing including a superb new kitchen.



Home Report Valuation
£275,000



The accommodation comprises entrance hallway, open plan lounge/ living room with a bay window to the front and then from here access to the extended part of the property which serves as a dining space on one side and contemporary, impressive kitchen on the other. The kitchen is finished with attractive floor and wall storage units incorporating sink and drainer, built in range gas hob, integrated double oven featuring extractor fan, and integrated white goods. There is ample quality worktop surface area including a large breakfast bar/island space at one side with space for stools underneath.



Also on the ground floor is a useful additional family room or downstairs bedroom, which was formerly the original kitchen, and serves as a comfortable space with window to the side quality flooring and fresh decoration. The current owners utilise this as a secondary office space.

On the upper floor there is access to the two double bedrooms both of which are in good order with the larger one having a window at the front providing a nice elevated view towards the Campsie and the rear bedroom with window overlooking the garden.



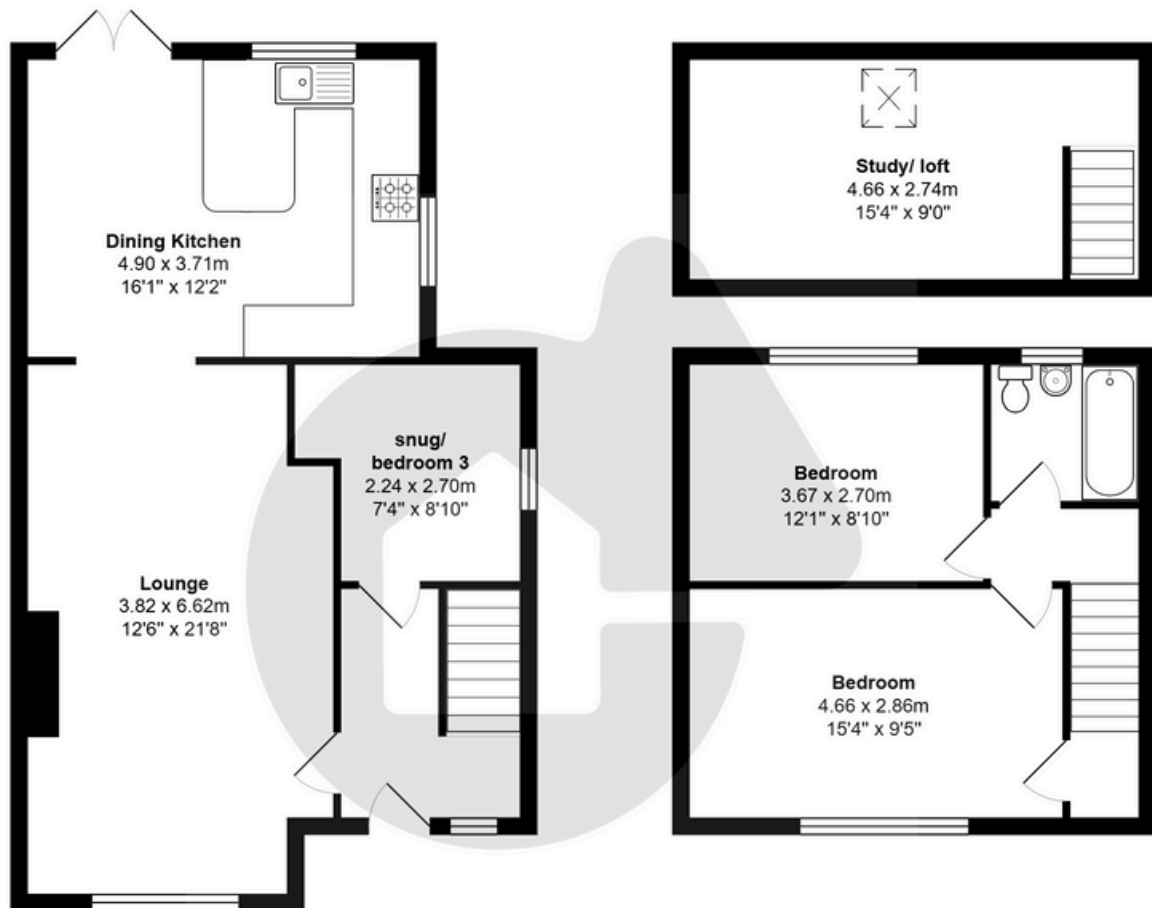
The modern bathroom provides a quality three piece suite of panel bath with shower and screen, modern w.c.. and wash hand basin in vanity unit with storage underneath. It features impressive tiling and a window to the rear.

From the larger bedroom there is a cupboard with fixed fixture leading up to a large floored and lined attic space with velux window, radiator, new ceiling lighting and this serves as an excellent study/ office area.

The property is heated with gas central heating and benefits from double glazing.

Vendor Comments

This has been a lovely home in a great area however as the family is expanding we need more room.



Total Area: 103.8 m² ... 1117 ft²

All measurements are approximate and for display purposes only

Location

The property is situated in a popular residential area of Bearsden close to excellent schooling at both primary and secondary levels both within walking distance. There are local shops nearby and Bearsden Cross which offers a host of amenities including shopping, bars, cafes and restaurants is a short drive away or 25 minute walk away. The Allander sports centre and several golf clubs are also within the vicinity. The property benefits from excellent public transport links and Bearsden station is on the main line to both Glasgow and Edinburgh city centres.





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