




PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Douglas Place  
Bearsden  
G61 3SH

1   
1   
1 

## Offers Over £185,000

A well presented, traditional blonde sandstone Ground Floor Flat situated in an excellent central location at Bearsden Cross.



The property is within walking distance of all the surrounding shops and amenities and would make an excellent first home or would be perfect for someone looking for property with accommodation all on the one level.

Douglas place is situated just off Roman Road opposite the car park and therefore has some nice open views to the front as there are no properties or shops on the other side of the road.

The building itself is built with blonde sandstone beneath a natural slate roof and entrance is via security controlled front door. The shared entrance close is well maintained and from here there is a secure door at the back leading to the rear garden which is level and has chipstone area, brick built bin store and also has an outside water tap.



Home Report Valuation  
£195,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band D

EPC Rating D





Internally the apartment is well maintained and has ideal accommodation all on the one level which extends to c. 550 square feet. Some of the other flats in the area with the same layout have been converted into 2 bedrooms by combining the recess areas and this could be an easy alteration (subject to warrant) if someone required an extra bedroom in the future.

The large square reception hallway has two separate storage cupboards and then from here there is a door through to the main lounge.



The lounge itself has windows to the front and a nice sitting area at the far side within the recess area and the rest of the room has ample space for large furniture and table if required.

The kitchen has an excellent range of floor and wall storage units including an inbuilt sink and drainer and an integrated hob and oven. There is also ample worktop surface area which is on an L shape arrangement and has a window to the front.



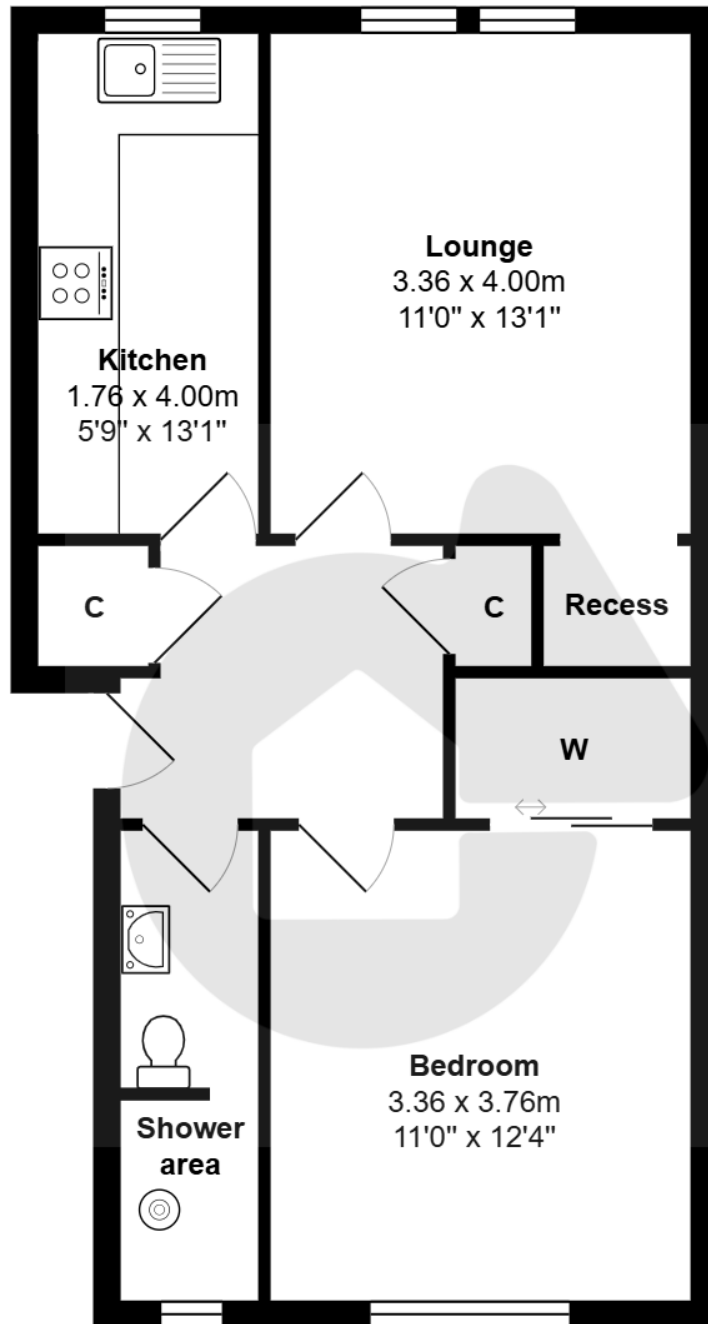
The large double bedroom has a window to the rear, is freshly decorated and has an excellent deep walk in wardrobe with sliding mirror doors.

The shower room/wet room has a modern pedestal sink, WC and beyond this a purpose-built wet room shower area with wall mounted electric shower and curtain.

The property is heated with gas fire central heating.

## Vendor Comments

*This has been such a great place to live as is so convenient for all the local amenities. Train station and buses all within 5 minutes walk.*



Total Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

As previously mentioned, the property is situated at Bearsden Cross where you will find a wealth of amenities, including good local shopping, doctors, dentist and several restaurants. Transport links from Bearsden are by both road and rail, with the property being only a short walk from Bearsden Railway Station, which offers four trains an hour into the West End and City Centre, with a direct service through to Edinburgh. There is an Asda Supermarket in Bearsden and Tesco in Milngavie, with Marks & Spencer food halls in both Bearsden and Milngavie.







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

**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

