






PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Cairnhill View  
Bearsden  
G61 1RR

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## Offers Over £235,000

This most impressive 1st (Top) floor flat is in stunning condition throughout having been completely upgraded over the last few years and is presented in walk-in condition.

The apartment is one of the few that has a very private access with the main entry door only providing access to two properties and both are situated in the preferred traditional 1930s Art Deco building in the heart of this popular development.

The development is on the site of the former Canniesburn Hospital which was developed around 20 years ago by CALA homes who upgraded and refurbished all the original 1930's art deco buildings and augmented them with the addition of blocks of new build flats, luxury Villas and Town Houses.

This particular building has a painted render exterior with access via security controlled front door to a common entrance which features a lovely art deco curved staircase leading to the first floor where the flat is accessed. The building has a flat roof but this particular building has added benefit of the roof being relayed in the last year and still has nine years guarantee left.

Internally the accommodation extends to just under 1000 sq ft which makes this one of the larger properties in the area. The apartment itself has excellent light throughout with windows on every side and benefits from excellent storage, all the level of living and lovely private outlook.



Home Report Valuation  
£250,000

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

Council Tax Band F

EPC Rating C





The accommodation comprises entrance hallway with large walk-in storeroom, impressive and bright open plan lounge/ living area with three windows to the front and a further window at the rear. The dining kitchen area is at the far end of this room and the kitchen was refitted within the last few years to include modern contemporary units with quality worktop surface area and integrated appliances.

There are two bedrooms with the master bedroom having two separate wardrobes both with sliding doors and there is access to a new, impressive modern en suite shower room comprising large shower enclosure wash hand basin and WC.



The main bathroom has also been completely refurbished and has a matching suite to the en suite with this room comprising panel bath with rain head shower, wash hand basin and WC.

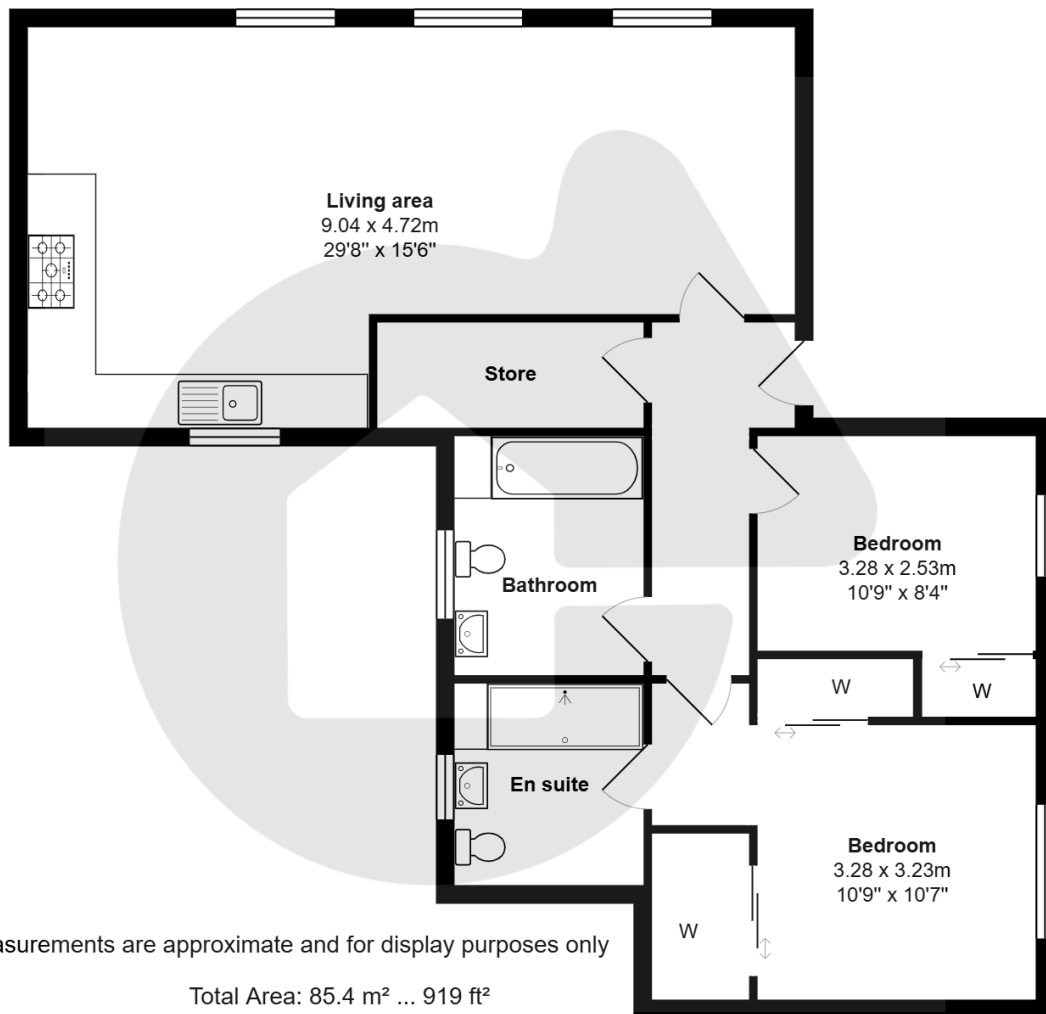
The property is heated with gas central heating and benefits from double glazing and security controlled entry.

There are ample resident and parking bases surrounding the building which is set within lovely landscape gardens including neat lawns, stock borders and pavements. The development is factored by Messrs James Gibb and the cost is around £120 per month.



## Vendor Comments

*This has been an excellent apartment and is in such a very quiet location but handy for access to surrounding areas.*



## Location

The development is in the popular Canniesburn area and is therefore within easy access to both Bearsden Cross, the West End and the city Centre. There are a couple of railway stations within a short walking distance and this particular properties within a few hundred yards of Cairnhill Hill Woods which is an excellent place for walking dogs and has a nice walk over the the Science Park. Catchment for excellent primary and secondary schools.





[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

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