



PROPERTY  
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LETTING & ESTATE AGENTS



Birch View  
Bearsden  
G61 2BT

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## Offers Over £185,000

A Modern 2 bedroomed Ground Floor Flat situated in a sought after and private location close to all amenities.

The development was built by CALA Homes and Birch View comprises 42 apartments in a great location at Hillfoot â€" right beside the railway station and the entrance to Douglas Park Golf Club.

This particular apartment is in an attractive setting away from the busier front and has a south west aspect from the lounge which gives daylight pretty much all day and the front garden area can be a very nice sheltered place to sit and enjoy the view.

The development is surrounded by very well maintained communal grounds which consist of established flower beds, neat lawned areas, pavements, sheltered bin stores to the rear and ample resident and visitor parking bays. The factors are Hacking and Patterson.

A security controlled front door opens to a communal entrance with further door at the rear leading to the gardens and bin store.



Home Report Valuation  
£200,000

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

Council Tax Band E

EPC Rating D





The accommodation comprises hallway with cupboards, bay window lounge/living room with ample space for a dining table and a nice open outlook from the bay window.

The kitchen is really nice and has been refitted with a range of floor and wall units including an integrated gas hob, built in electric oven, stainless steel sink and further window to the front. Ample quality worktop surface area and a wall cupboard to the front where the boiler is located.

The two bedrooms both have built in mirror fronted wardrobes, windows to the rear and both have a private outlook over the entrance to Douglas Park and beyond onto a nice woodland area.

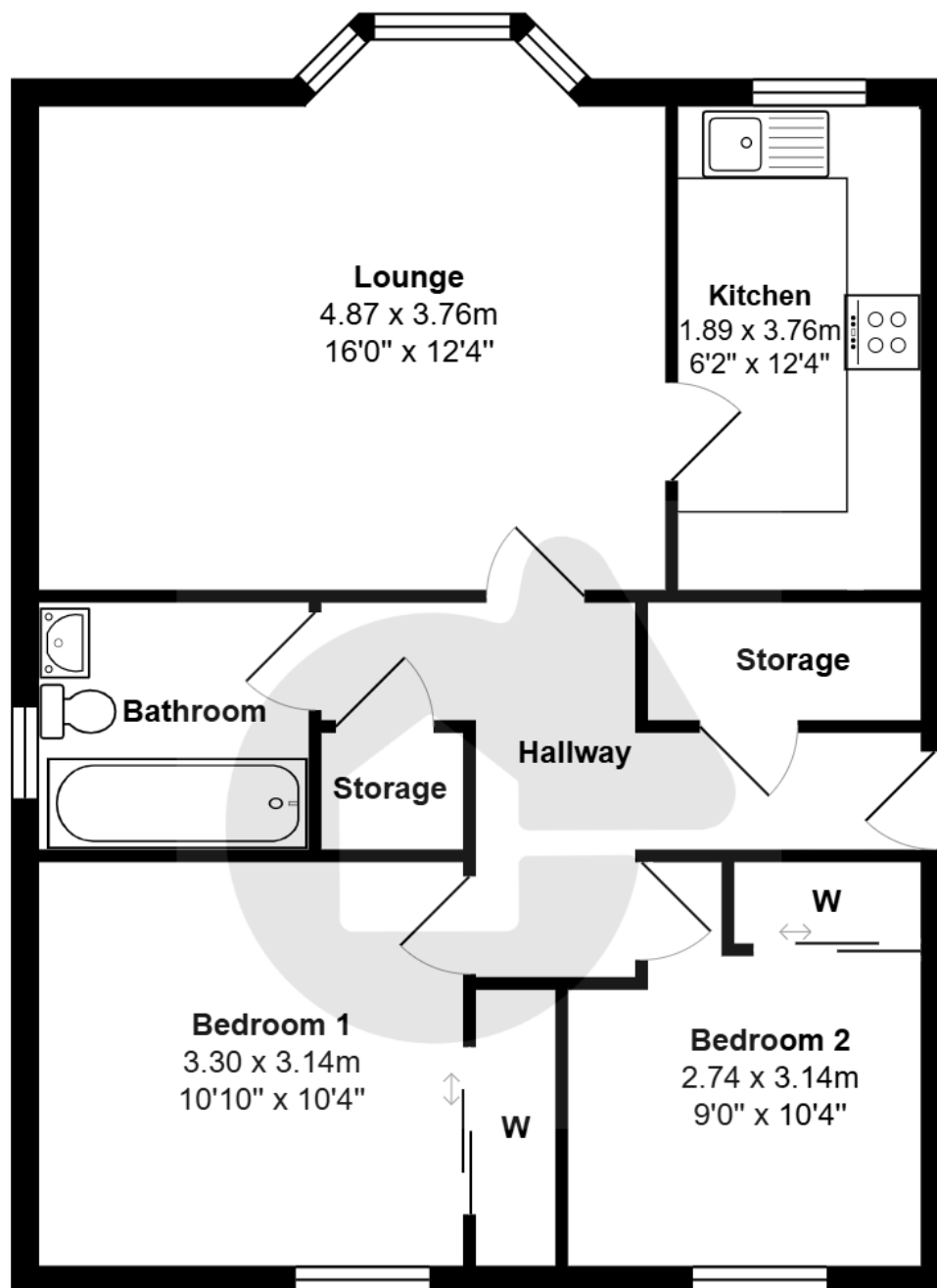
The bathroom is tiled and has a well maintained suite comprising panelled bath, wash hand basin and a w,c Window to the side..

Heating is by gas fired central heating and the property also has double glazing.



## Vendor Comments

*The ground floor was specifically chosen as affords easy access and also the front area is really bright as gets loads of sun all day. Great location whcih is quiet and yet so handy for all amenities.*



Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Bearsden Cross is within 0.25 mile and offers a wealth of amenities including excellent shops with a Marks and Spencer's food court, doctors, dentists, library, bars and restaurants. Bearsden has an Asda and there is a Tesco and Waitrose in Milngavie which can be reached by the train station which is only 200 yards from the development.





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

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