



PROPERTY  
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LETTING & ESTATE AGENTS



Pentland Place  
Bearsden  
G61 4JU

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## Offers Over £235,000

This extended Semi Detached Villa is situated within exceptionally large gardens and is in a great location at the top of a very quiet cul-de-sac.

The property comprises a traditionally constructed Lawrence built semi detached villa situated in an established residential area. The house has been extended to the rear along the full width and also has the benefit of a fixed stair leading to the floor and lined attic space.

The property has a render exterior beneath a pitched concrete tiled roof with further benefits including PVC double glazing and gas central heating.

The front garden consists of a central lawned area with stocked borders and adjacent to this is a chipped and slabbed driveway leading to the garage. The garage is brick built with a pitched roof and has a new up and over door and courtesy door to the side.

The rear garden is a great size as the plot extends in a wedge arrangement to provide a much larger garden than normal and includes two level lawned areas and maintained well stocked borders.

Internally the house provide spacious rooms and in total extends around 1100 sq ft which makes us a great sized home with obvious potential for further extensions and development if required.



## Home Report Valuation £250,000

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

Council Tax Band D

EPC Rating D



The accommodation comprises entrance hallway, main bay window lounge/living room with window to the front and a focal fireplace. At the rear of this room is access to the extension which serves as a large downstairs double bedroom with built-in wardrobes along one side.

The kitchen area is well presented and has a range of storage units with window to the side and this is open to an extended area at the rear which creates a lovely size dining room with utility room adjacent.



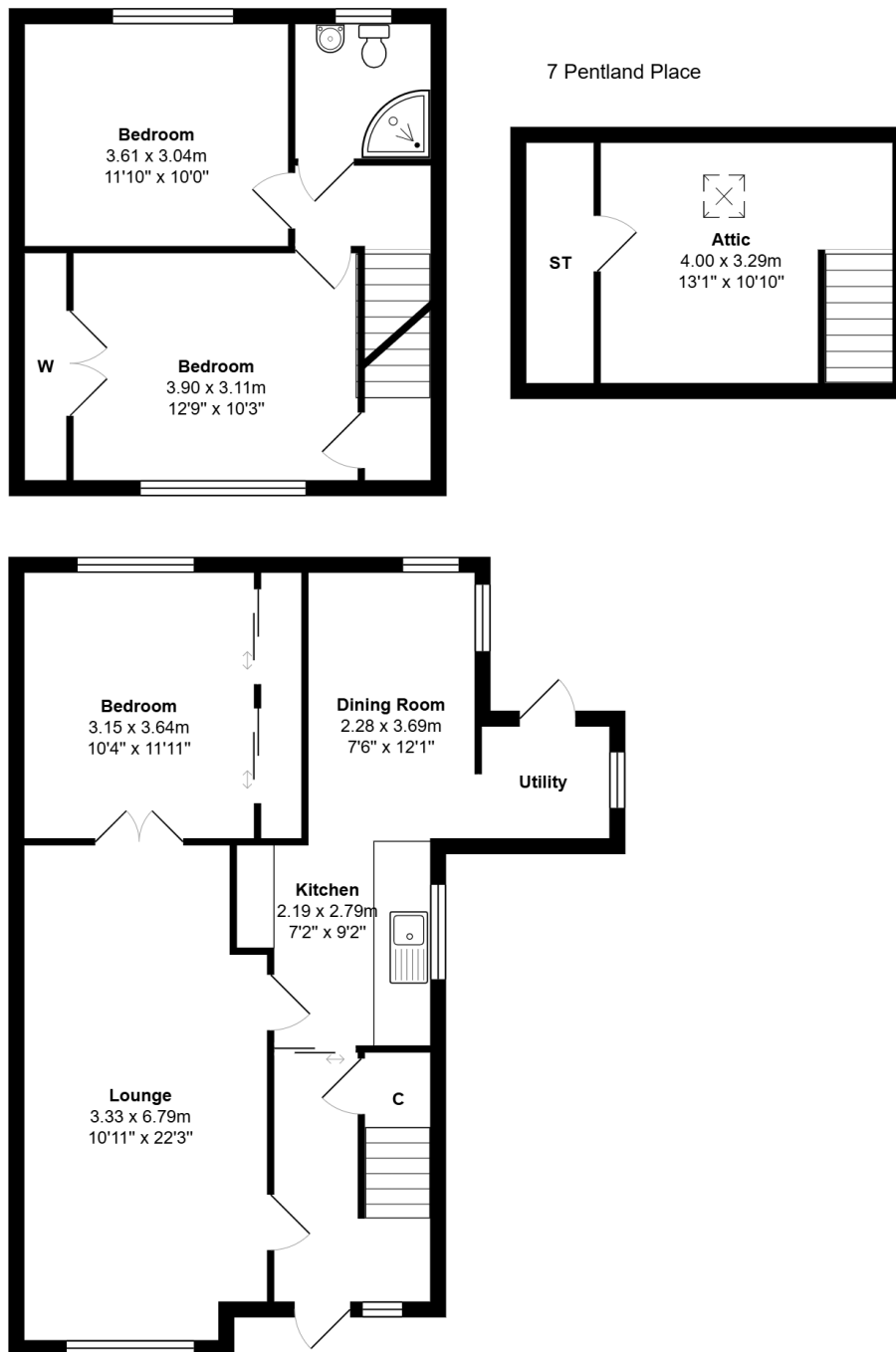
On the upper floor there are two double bedrooms, an upgraded shower room with three-piece suite comprising corner shower cabinet wash and basin and WC.

From the front bedroom the side door opens to the cupboard which has a fixed stair to floored and lined attic space.

The property further benefits from gas central heating and double glazing.



## Vendor Comments



Total Area: 113.4 m<sup>2</sup> ... 1221 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Bonnaughton is on the north westerly edge of Bearsden and is just over a mile from Bearsden Cross and the excellent shops and amenities to be found there. Bus services operate nearby on Duntocher Road and the nearest railway station can be found at Bearsden Railway Station which is just south of The Cross. Excellent local schooling at both Primary and Secondary levels acts as a big draw for the district.





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

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