



Albert Drive
Bearsden
G61 2PF

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Offers Over £565,000

This impressive Detached Villa has been substantially extended over the years and now provides excellent accommodation of around 2500 square feet which makes this a fantastic family home.

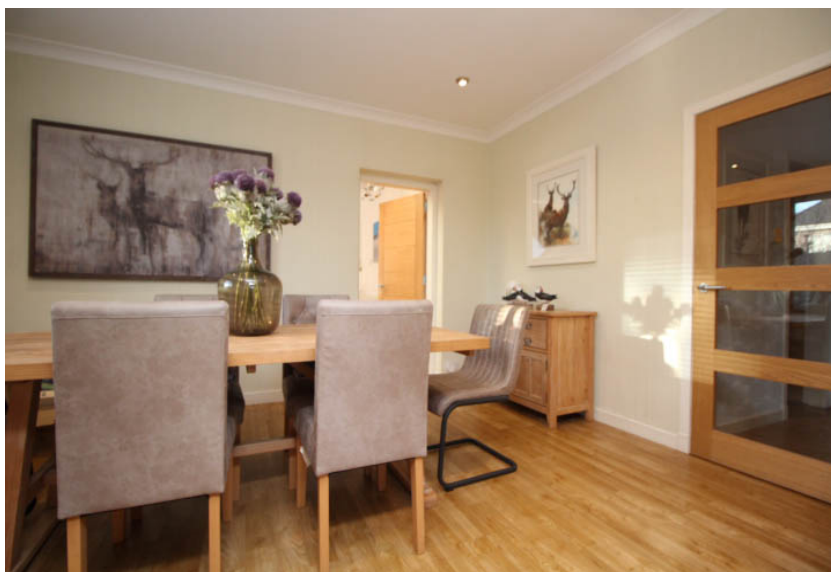
The property is traditionally constructed and has a white painted render exterior beneath a hipped concrete tile roof which includes dormers to the rear. The roof was retilled within the last five years.

Situated on the corner of Albert Drive and Arisaig Drive the house is in the heart of the popular Kensington area of Bearsden and is therefore with an easy distance of both Killermont Primary and the new Boclair Academy .

The front of the property has a level tarmac driveway providing parking for several vehicles. The private rear garden comprises a good size lawned area, slabbed patio and access to the garage via courtesy door. There is also a large summer house at the rear, which serves as a gym and at the corner of the house of further large wooden storage shed.

The single garage is accessed from Arisaig and has a single up and over door.

Internally the house is in excellent condition throughout with spacious rooms, fresh decoration and impressive kitchen and bathrooms.



Home Report Valuation £625,000

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Reference: HP779327
Postcode: G61 2PF

Council Tax Band G

EPC Rating E



The accommodation comprises double glazed front porch, large reception hallway with attractive staircase, bay windowed main lounge living/ room with twin doors opening to the large dining room. Also facing the front is a dual aspect sitting room/bedroom, downstairs double bedroom and a downstairs bathroom.



The kitchen is well fitted with quality floor and wall storage units finished in gloss white with chrome handles and ample worktop surface with sink and drainer, integrated appliances and at the far side step leading down to a bright and well situated breakfast room with dual aspects and velux windows. Adjacent to the breakfasting area is utility room with further sink and worktop and direct access to the rear garden.

In the extended part of the house and accessed from the dining room is a very well situated family room which has access to the garden and door leading through to a conservatory. The family room also has an additional staircase which leads to the rear landing on the upper level.

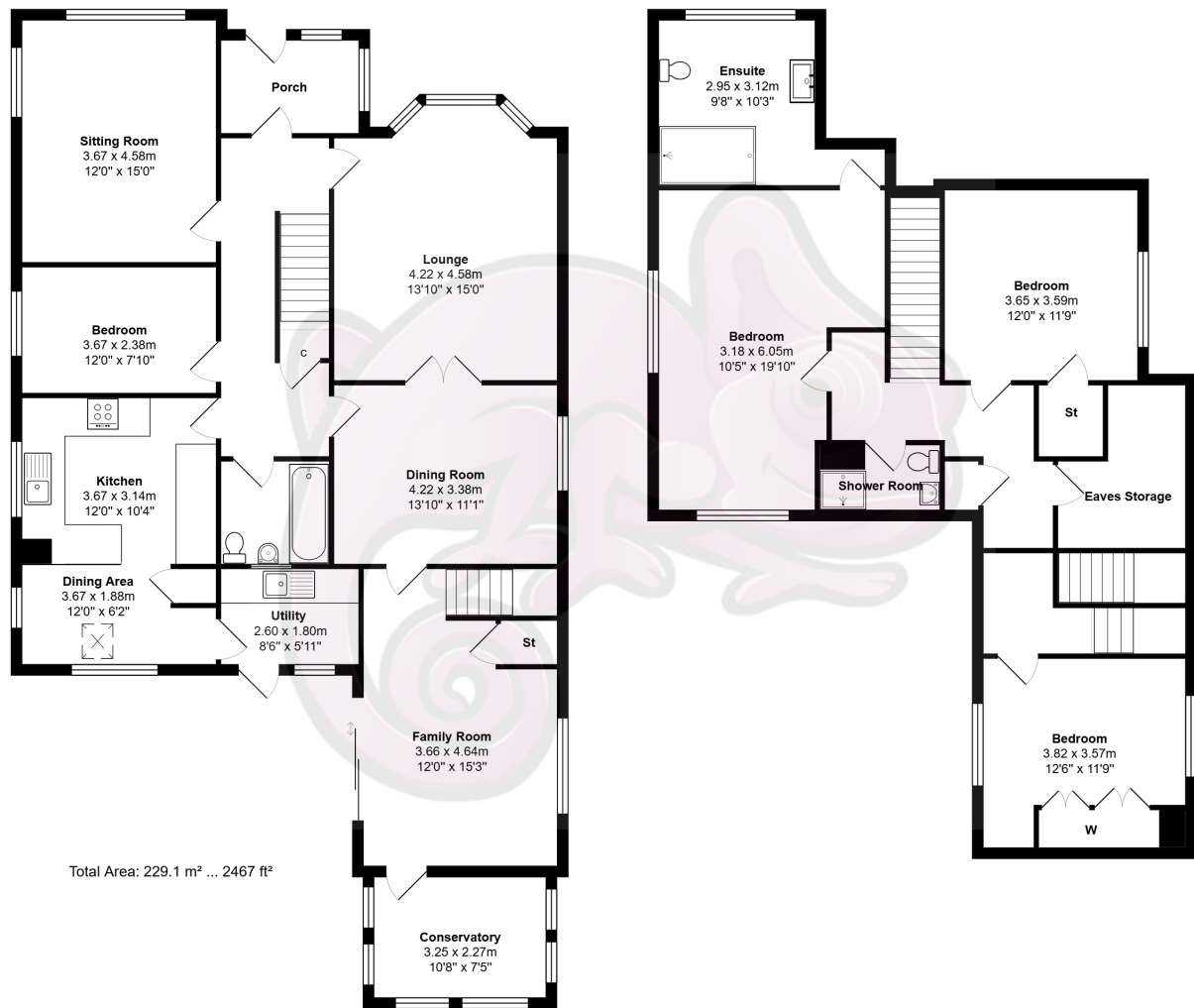


On the upper floor, there are three further bedrooms in total with the master bedroom providing a stunning en suite showeroom. There is also a separate showeroom access to the main of the rooms on the landing.

Property for the benefit from gas central heating and double glazing.

Vendor Comments

This has been an excellent home and has a great layout with plenty space for everyone to enjoy. Love being close to great green areas and yet so handy for local amenities.



The property is just around the corner from the expanse of the George V Park and a short distance from the walks through the Templehill woods, the fairways of Glasgow Golf Club by them. Following north on Albert drive leads to Inveroran Drive off which are the brilliant new school premises of Boclair Academy. Primary catchment is the excellent Killermont Primary.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

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

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.

