



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Grampian Way  
Bearsden  
G61 4RA

3   
2   
2 

## Offers Over £299,000

A Lawrence built three bedroom detached villa situated in an established residential area and in a great location close to local amenities and excellent schools.

The house itself comprises a traditional constructed villa built in the 1970s and finished with low maintenance facing brick and render exterior beneath a pitched, concrete tiled roof.

The property is in need of modernisation however provides the excellent opportunity to completely upgrade to the incoming buyers preference. It is also a sizeable enough garden that in the future would accommodate an extension if required (subject to planning consent).

At the front, the garden consists of a good size lawn area with pathway giving access to Grampian Way itself. At the rear there is a service lane which leads to a hard standing area and adjacent to that is a sectional single garage and from here the remainder of the garden consists of some lawned areas with pathways and borders.



Home Report Valuation  
£325,000

[www.onesurvey.org](http://www.onesurvey.org)

Council Tax Band E

EPC Rating C





Internally the property provides good size accommodation over two levels and comprises entrance hallway with downstairs w.c. to one side.

The main lounge/living room is a great size and has a picture window at the front. At the rear of this room is a sliding partition door which opens onto the dining room with window to the rear and door leading through to the kitchen.



The kitchen is fitted with a range of floor and wall storage units, including a breakfast bar, worktop surface area, free standing cooker and a door leading to the back garden. I thought the door opens to the linking hallway which takes you back to the entrance and this provides good storage space.

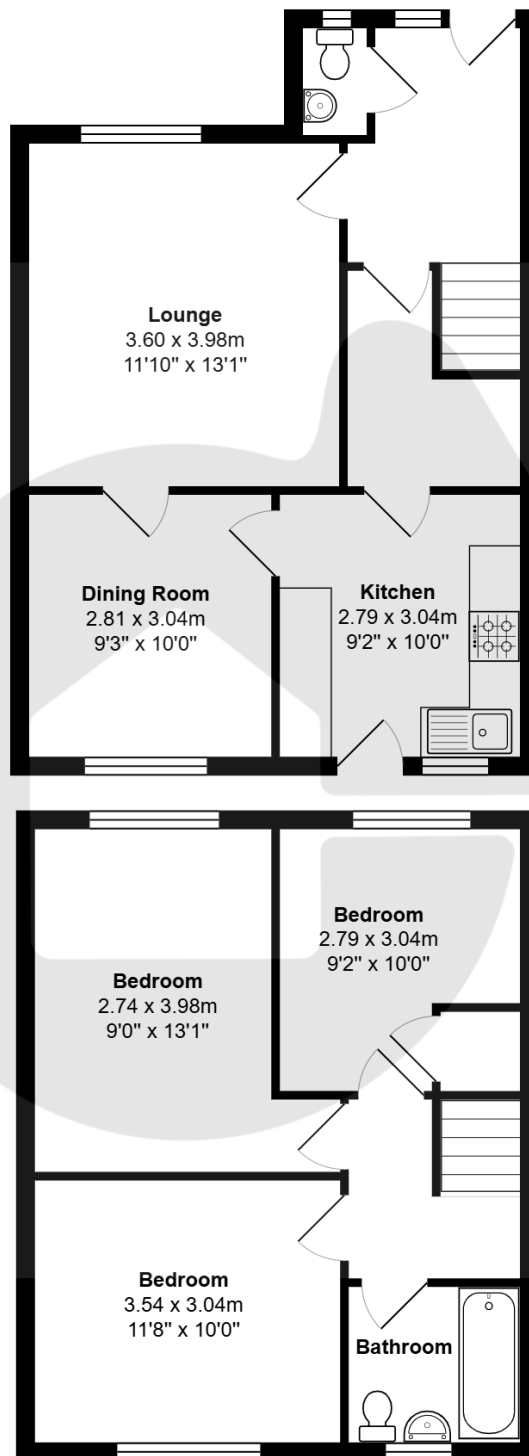
The staircase leads to the upper level where there is access to the three bedrooms and a bathroom with three-piece suite comprising panel bath wash hand basin and WC.



The property further benefits from Gas central heating double glazing and has a large loft storage area.

## Vendor Comments

*This has been a great house to grow up in and has been in the family a long time. The house is now ready for a new buyer to come in and enjoy living in this lovely area.*



Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Grampian Way is situated in the sought after Baljaffray district of Bearsden which is really handy for local amenities, access to Bearsden Cross, bus routes and notably within a very short distance of Bearsden Academy. It is also within the catchment for both Baljaffray primary and Saint Nicholas. Glasgow city Centre can be reached in about 20 minutes as can the international airport via the Erskine Bridge.







[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.

