



## 51 Broadleys Avenue, Bishopbriggs, Glasgow, G64 3AG

Offers Over £330,000

- \*\*\* Wonderful Family Home \*\*\*
- Beautifully Presented - Neutral Tones
- Large Private Garden Plot with Patio
- EER - D
- Spacious 3 bedroom Detached Property
- New Kitchen & Bathroom
- GCH, DG, Adequate Storage, Driveway & Garage
- Fully Renovated/Up-Graded Throughout
- Potential to Develop/Extend
- Close to All Local Amenities

# 51 Broadleys Avenue, Glasgow G64 3AG

\*\*\*\* Similar Properties Required Urgently For Waiting Buyers !!! \*\*\* This is an incredible detached family property, lovingly cared for by the current owners and extensively up-graded and modernised throughout. Located within a highly desirable pocket of Bishopbriggs early viewing is essential. The accommodation provides family accommodation over two levels and sits with in an extensive plot. EER - D



Council Tax Band: E



A comprehensive, fully up-graded, larger style Wimpey built 3 bedroom detached villa, boasting a particularly large south west facing rear garden. An excellent contemporary family home, within a short walk of local amenities. The current owners have significantly modernised the property throughout creating a stylish family home over two levels.

Accommodation comprises inviting reception hallway, with under stair cupboard storage, dual aspect lounge/dining room, with attractive bay window formation to the front and formal dining room to the rear ,which overlooks the extensive rear garden. There is an attractive, newly fitted kitchen boasting a range of wall and base mounted units, a number of integrated appliances and the rear door allows access to the rear garden. Upstairs there are three spacious bedrooms. There is a fitted cupboard storage in the master bedroom and bedroom three. A tasteful three piece bathroom suite completes the home, with over bath thermostatic shower and vanity storage.. Warmth is provided by gas central heating and the property is fully double glazed. The entire property has been fully decorated, incorporated a mix of neutral shades and tones, popular with the majority of buyers.

Externally there is a driveway providing adequate off street parking, which leads to a single garage. The rear garden is a fabulous plot, boasting a good degree of privacy, ideal for relaxing and/or entertaining. It is also fully enclosed for family pets and younger children.

#### Schooling

Broadleys Ave lies within the catchment area for Balmuildy Primary School, St Matthews Primary, Bishopbriggs Academy and Turnbull High.

#### Room Dimensions

Hallway - 3.85m x 1.95m

Lounge - 4.25m x 3.45m

Dining - 3.55m x 2.80m

Kitchen - 3.50m x 2.65m

Master Bedroom - 4.25m x 2.85m

Bedroom 2 - 3.55m x 3.35m

Bedroom 3 - 3.15m x 2.60m

Bathroom - 2.40m x 1.85m

Bishopbriggs offers a wide range of local amenities including shops, bars, cafes and restaurants with excellent schooling at all levels. There are excellent public transportation links via main line rail and bus with easy access to the motorway network.

Home Report Available on Request

EER - D

East Dunbartonshire Council Band E

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of spaces or areas shown on this plan are for guidance only and do not constitute a contract. The purchaser should verify the accuracy of the floor plan and measurements before purchase. The vendor makes no representation or warranty as to the accuracy of the floor plan or measurements shown on this plan. Made with Aesop Group

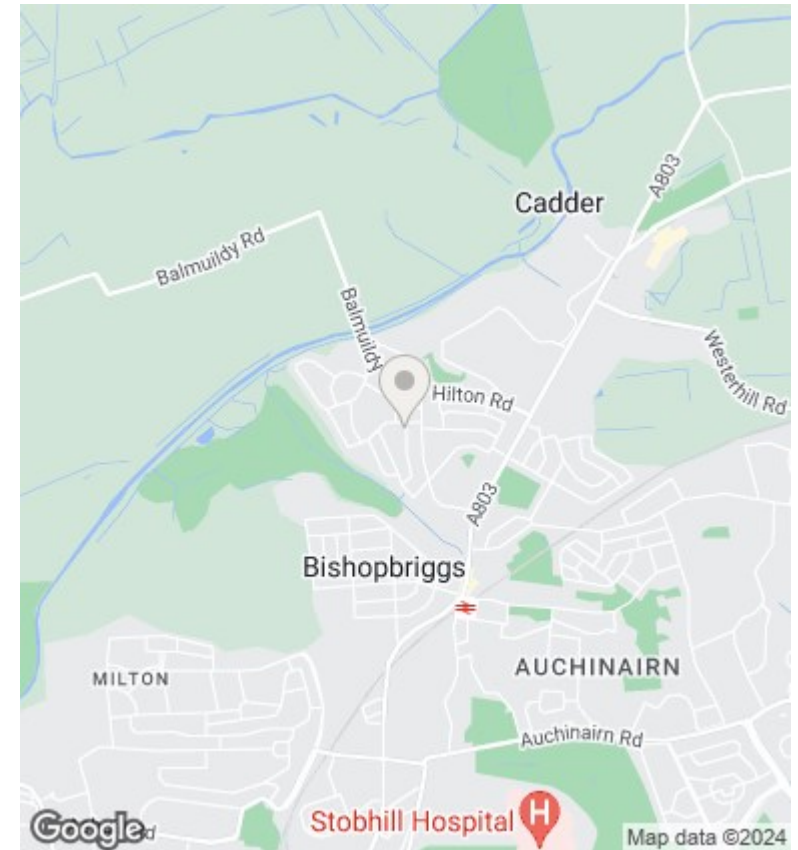
## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	