



32 Faskally Avenue, Bishopbriggs, Glasgow, G64 3PJ

Offers Over £385,000

- Spectacular Detached Family Home
- Finished To A High Specification Throughout
- Discreet Built in Home Office Space
- EER - D
- Professionally Extended
- Magnificent Open Plan Living
- Exceptional Plot, Garage, Driveway, GCH & DG
- 3 Bedrooms Home
- Additional Downstairs Shower Room & Utility Room
- Close To All Local Amenities & Transportation Links

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*** Similar Properties Urgently Required For Waiting Buyers !!! ***Seldom available is such a tasteful property, which has been upgraded and renovated thoughtfully to an incredible specification throughout. Professionally extended, the current owners have created a wonderful family home which is located within this extremely desirable residential pocket. Early viewing is imperative. EER - D



Council Tax Band: E



This property is a wonderful size and is located in an extremely popular location close to the centre of Bishopbriggs. The current owners have created a fabulous family home finished to an incredible specification throughout., early viewing will be imperative. The property is entered through the front door which leads into a welcoming reception hallway with stairs leading to the upper level. The spacious lounge has a large window overlooking the front gardens with feature wall as a focal point. The open plan living area flows into the well-proportioned dining room with the spectacular kitchen beyond. The kitchen is fitted with a stylish range of modern base and wall mounted units with a selection of integrated appliances. and attractive island./breakfast area. The kitchen is the natural hub of the home providing a versatile space for any growing family. One hiding feature is the marvellous use of space to accommodate a hidden work station behind the attractive units. The kitchen also leads to the the substantial rear, level garden plot. Off the kitchen is the well appointed utility room with another door leading externally. The attractive shower room completes the downstairs.

The upper level is home to two generous double bedrooms, the master with fitted storage. The third bedroom is a single room over looking the front of the property. The house bathroom benefits from bath with shower over and vanity storage.

Externally, the property sits within a generous, level plot. The front gardens are mainly laid to lawn with an extensive driveway providing off street parking which in turn leads to a the garage. The impressive rear gardens are also laid mainly to lawn with the patio area giving ample space for al fresco dining/relaxing/entertaining. The rear garden is fully enclosed and is not over looked to the rear.

School Catchment

Balmuirdy Road is located within the catchment areas for Meadowburn

Primary, St Matthews Primary, Bishopbriggs Academy and Turnbull High School

Room Dimensions

Entrance Hallway - 3.49m x 1.93m

Lounge - 3.96m x 3.21m

Dining/Kitchen Area - 7.01m x 5.53m

Utility Room - 1.68m x 3.05m

Downstairs Shower Room - 2.56m x 1.50m

Master Bedroom - 3.61m x 3.33m

Bedroom 2 - 3.31m x 2.78m

Bedroom 3 - 3.08m x 2.60m

Bathroom - 3.37m x 1.85m

The property is located within a popular pocket of Bishopbriggs which lies to the north of Glasgow City Centre. It is conveniently positioned for local amenities available at Bishopbriggs Cross including shops, supermarket, bars, restaurants and excellent public transport services extending to bus services and train station. Schooling at both primary and secondary levels are within close proximity and for those travelling by car there is an excellent road network linking with Glasgow City Centre itself and the M8 motorway providing links throughout the Central Belt.

Home Report Available on Request

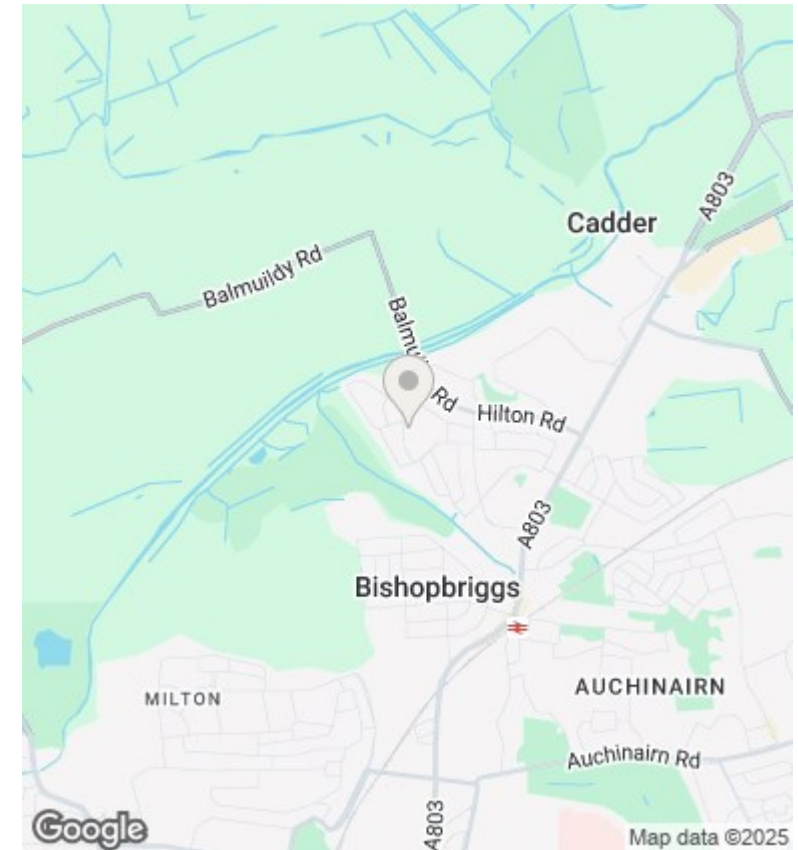
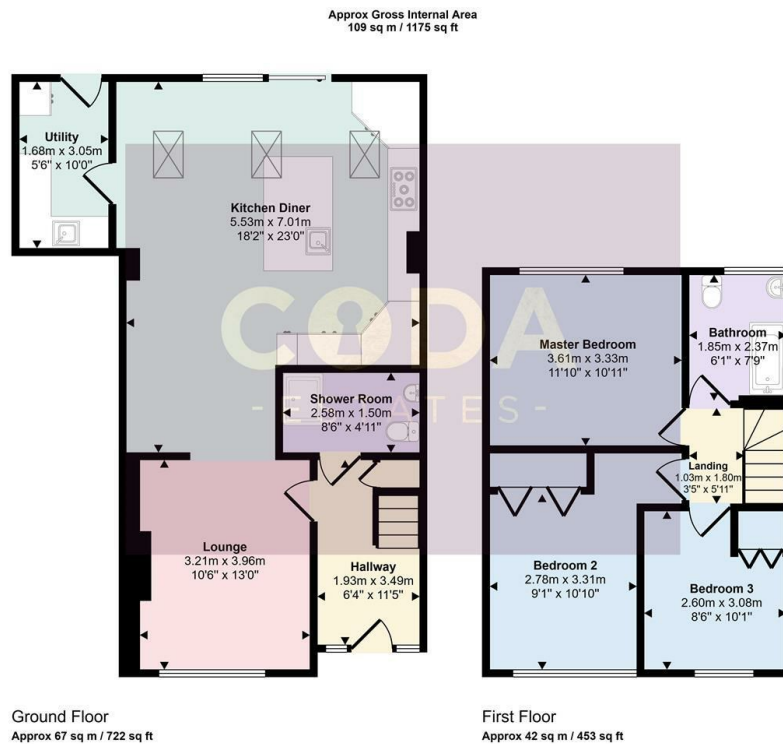
EER - D

Viewings: Arranged by appointment, to confirm please call 0141 775 1050.

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







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC