



RESIDENCE

22 West Chapelton Drive, Bearsden, G61 2DA

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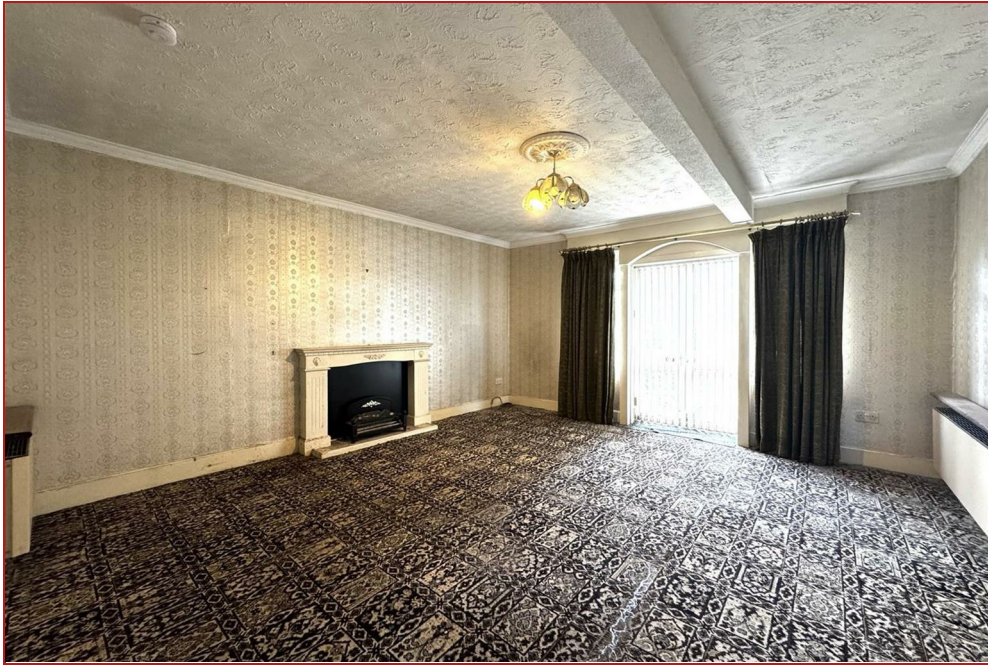


Viewing by appointment with Residence Hamilton  
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## 3 Bedrooms | 1 Public Rooms | 2 Bathrooms

Located within a highly sought-after residential area in the West Chapelton district of Bearsden, this three-bedroom detached bungalow requires comprehensive modernisation and upgrading.

Set within large gardens, the property may also appeal to developers.

The current accommodation comprises a vestibule, reception hallway, lounge, kitchen, three bedrooms, and a bathroom.

Please note that all services have not been tested, and no warranties or guarantees are offered. The property is sold strictly on an "as seen" basis.

Features include generous gardens, a driveway, and a garage.

West Chapelton Avenue connects Drymen Road with Milngavie Road, providing easy walking access to Bearsden Cross. There, you'll find a wide range of amenities, including shops, supermarkets such as Marks & Spencer, Waitrose, and Aldi at the West Retail Park. The area also boasts excellent dining options along Milngavie Road and Bearsden Cross. Leisure facilities include the Allander Leisure Centre, PureGym, and Nuffield Health in Milngavie.

For commuters, train stations at Hillfoot and Bearsden offer frequent services to Glasgow and Edinburgh. The area benefits from excellent schooling, including Bearsden and St Nicholas Primary Schools, as well as Bearsden Academy. For private education, the junior campuses of The Glasgow Academy and The High School of Glasgow are located on Mugdock Road, Milngavie, and Ledcameroch Road, Bearsden, respectively.



1388.00 sq ft | EER = E





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## West Chapelton Drive



Floor Plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation  
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,  
independent investigation of the property to determine to your satisfaction as to the suitability  
of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.