



**Detached Villa**

1 CULVAIN AVENUE  
BEARSDEN  
G61 4RF



# 1 CULVAIN AVENUE, BEARSDEN G61 4RF

Occupying an enviable corner position and enjoying panoramic aspects over the surrounding district and City beyond. This substantial family home has been extensively improved and imaginatively altered to provide excellent family accommodation with a flexible layout formed over two levels.

Double glazed outer doors onto entrance vestibule, decorative double glazed and PVC front door onto reception hall with access to all ground floor apartments off and stairs to upper level, of particular note within the hall is the replacement hard wood oak doors and there are three storage cupboards, impressive 16'3 lounge with full height windows to front enjoying pleasant open aspects, the focal point comprises a regency fireplace with inset gas fire with electric fan, separate formal dining room with deep cupboard (this could easily comprise an additional double bedroom if required), the standout feature at this level is a professionally designed and fully fitted (2021) 21' kitchen with open plan living/dining area with French doors and additional windows overlooking rear garden. The preparation area comprises extensive floor and wall mounted polished veneer fronted units with granite work tops and including an island breakfasting area with storage below. The extensive integrated appliances include double oven, induction hob with hood above, microwave, dishwasher, fridge/freezer and coffee maker, this apartment also has a contemporary wall mounted radiators, study/home office with two deep storage cupboards and folding doors onto the adjacent kitchen, modern fitted shower room comprising three piece suite with full height wet wall panelling to shower cubicle, remaining walls tiled as is the floor, polished chrome towel rail, purpose built utility room.

First floor: near 14' main bedroom with built-in mirror wardrobes extending one wall and panoramic views, modern fitted en-suite shower room comprising three piece suite to include a large contoured wash hand basin in vanity unit, wet wall panelling full height around walls, chrome towel rail, there are two further bedrooms both with fitted mirror wardrobes.

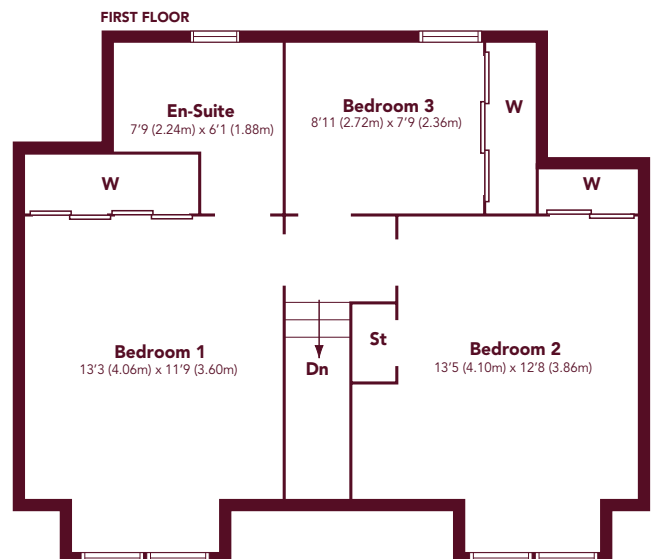
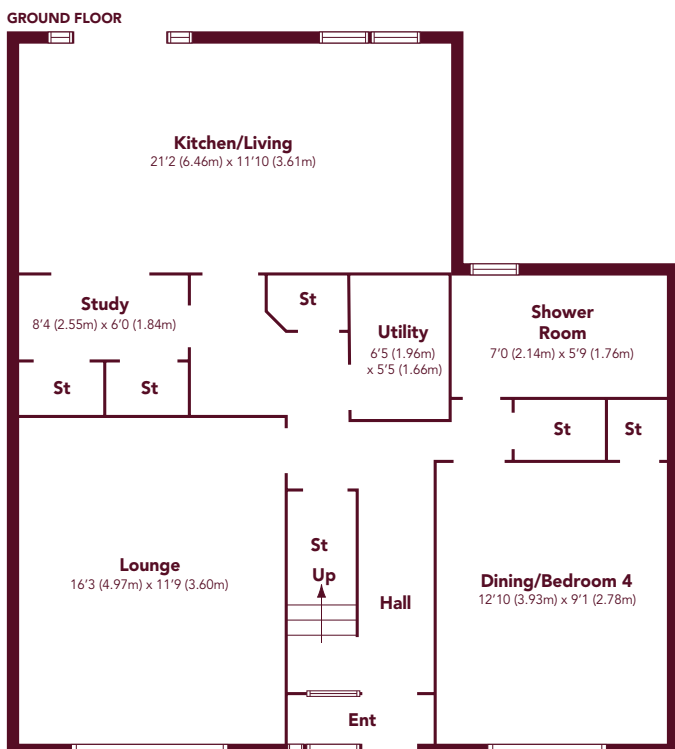
The specification includes double glazing and gas central heating (boiler and radiators replaced circa 2020). The property is set amidst private gardens to front, side and rear. Mono block paved drive to front providing good off street parking and access to a single car garage.

The property is just a short walk from Baljaffray Primary and Bearsden Academy, only a few minutes from the Ski Centre and Bearsden Cross with a good array of shopping, cafes and restaurants, etc.

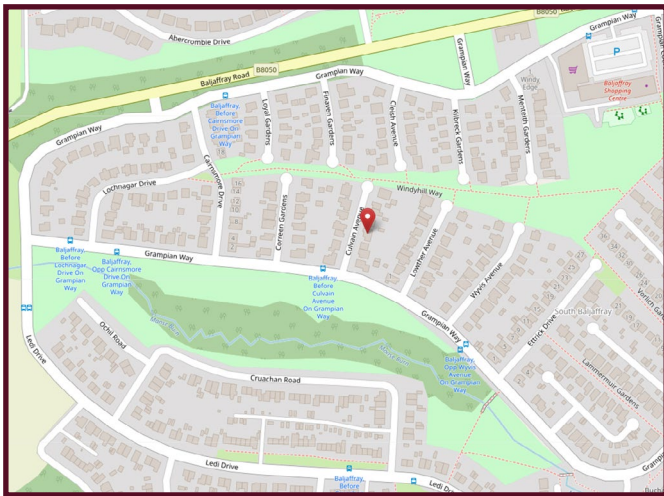
## Measurements

LOUNGE	16'3 (4.97m) x 11'9 (3.60m)
DINING ROOM (BEDROOM FOUR)	12'10 (3.93m) x 9'1 (2.78m)
STUDY/OFFICE	8'4 (2.55m) x 6'0 (1.84m)
KITCHEN/LIVING	21'2 (6.46m) x 11'10 (3.61m)
UTILITY	6'5 (1.96m) x 5'5 (1.66m)
SHOWER ROOM	7'0 (2.14m) x 5'9 (1.76m)

FIRST FLOOR	
BEDROOM ONE	13'3 (4.06m) x 11'9 (3.60m)
EN-SUITE	7'9 (2.24m) x 6'1 (1.88m)
BEDROOM TWO	13'5 (4.10m) x 12'8 (3.86m)
BEDROOM THREE	8'11 (2.72m) x 7'9 (2.36m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



## Travel Directions

Travelling west along Grampian Way (Baljaffray shopping centre on left), following the road round to the left, next left again onto the continuation of Grampian Way, fourth on left onto Culvain Avenue and number 1 is immediately on left.

## Viewing

Strictly by appointment.  
Please call our Property Department on 0141 204 2833

## EPC

D

## Council Tax

Band F.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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