

Wright
& Crawford
1906



28 Westbourne Drive
Bearsden
Glasgow
G61 4BH



ACCOMMODATION

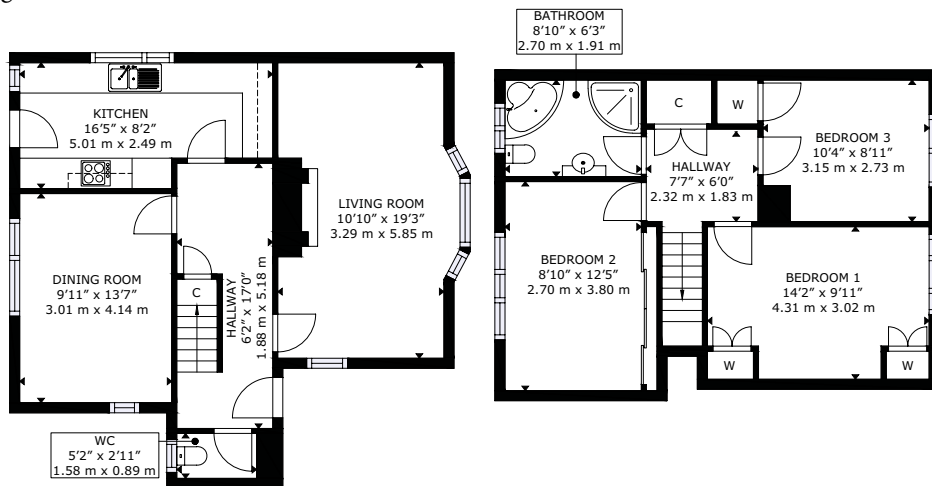
Welcome to 28 Westbourne Drive, a detached three bedroomed villa with garage built by Taylor Homes in the 1960's in a sought after address within the Thorn district of Bearsden, provides a perfect solution for growing/established families looking to acquire a long term home in a quiet, family friendly pocket of Bearsden. Internally, the deceptively spacious accommodation is well presented to the market, which is evident when entering the welcoming hallway with a small cloakroom with WC. The lounge features a box bay window formation which is flooded in natural light. Feature fireplace. The kitchen has a selection of traditional wooden floor and base units, with space for appliances. The dining room overlooks the rear garden formation.

On the first floor which offers 3 double rooms, 2 bedrooms have a selection of fitted furniture. The family bathroom offers a modern four piece suite. Outside a driveway provides off street parking for several vehicles and leads to a garage with power and lighting. The front garden is designed for easy maintenance. The rear mature gardens provide a sizable plot with a sitting areas.

Viewing is highly recommended.

LOCATION

The prestigious Thorn area of Bearsden is situated beside Thorn Park, Bearsden Golf Club and Thorn lawn tennis club and is within easy walking distance of the wide choice of amenities available at Bearsden Cross. The area is served by excellent local schooling at Castlehill Primary, and the Junior School campus of the High School of Glasgow can be found on Ledcameroch Crescent beyond which, Bearsden station provides a frequent service to Glasgow and Edinburgh.



GROSS INTERNAL AREA
FLOOR 1: 614 sq. ft., 57 m², FLOOR 2: 538 sq.ft., 50 m²
TOTAL: 1152 sq. ft., 107 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Produced by [Plush Plans Ltd](#)

MEASUREMENTS

HALLWAY	6'2" x 17'0" (1.88m x 5.18m)
LIVING ROOM	10'10" x 19'3" (3.29m x 5.85m)
DINING ROOM	9'11" x 13'7" (3.01m x 4.14m)
KITCHEN	16'5" x 8'2" (5.01m x 2.49m)
WC	5'2" x 2'11" (1.58m x 0.89m)
BEDROOM 1	14'2" x 9'11" (4.31m x 3.02m)
BEDROOM 2	8'10" x 12'5" (2.70m x 3.80m)
BEDROOM 3	10'4" x 8'11" (3.15m x 2.73m)
BATHROOM	8'10" x 6'3" (2.70m x 1.91m)

COUNCIL TAX BAND

F

EPC BAND

D

Broadband Virgin

Gross internal floor area (m2) Approximately 114.

DATE OF ENTRY

Negotiable

VIEWING

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DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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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