

Wright
& Crawford
1906



79 Speirs Road
Bearsden
G61 2LT



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.

LOCATION

Kessington is a highly desirable place to reside, with a terrific local primary school (Killermont Primary) and secondary catchment at, the very handily located, Bocclair Academy - where a £40,000,000 state-of-the-art rebuild has just been completed). Shops are nearby at Kessington (a large Asda and a Sainsbury's convenience store), as well as additional shops at Hillfoot where the nearest railway station can be found (four trains an hour into Glasgow's West End and City Centre). Bearsden Cross is about a mile to the west.

ACCOMMODATION

Welcome to 79 Speirs Rd, this extended detached bungalow provides a well-proportioned, flexible family accommodation. This charming double bay fronted property was originally constructed in the 1930's by the highly regarded Southern Building Company. The property has been sympathetically extended over time to create a well-balanced home that will offer appeal to a wide and varied audience.

The property is set upon an established level garden plot and features off street parking and a detached garage.

Internally the property is bright and spacious offering versatile accommodation over two levels. Entrance hallway, Bright Lounge, Master Bedroom with ensuite, Family Room, Dining Room, Family Bathroom and Modern Dining Kitchen and Porch. On the upper landing two double bedroom and one box room.

Externally the property features garden space to the rear which offers lawn and patio area. Well-stocked front and rear gardens, driveway with off-street parking for multiple cars. A detached garage. Partial Double glazing and Gas Central Heating. Early inspection is advised to appreciate the versatility of the accommodation on offer, a degree of modernisation is required.

MEASUREMENTS

Ground Level	
Lounge	17'46 x 14'48
Family Room	14#24 x 12'36
Dining Room	11'49 x 10'26
Principle Bedroom	15'04 x 8'18
En suite	8'52 x 6'29
Bathroom	6'09 x 8'32
Kitchen	11'42 x 10'32
Porch	5'62 x 8'45
Upper Landing	
Bedroom One	12'27 x 13'72
Bedroom Two	9'53 x 7'75
Box room	8'74 x 5'95

COUNCIL TAX

Band G

EPC BAND

D

AREA

127 sq. metres

TENURE

Freehold

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211