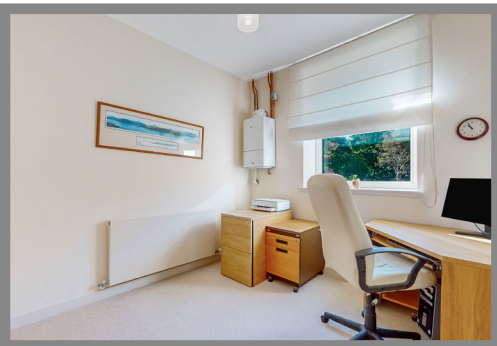
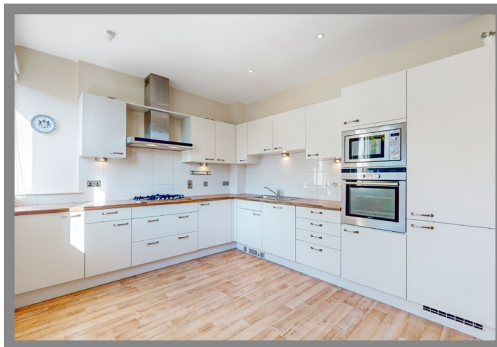




Flat G/2
3 Jackson Place
Bearsden
G61 1RY



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.

ACCOMMODATION

Located in the beautiful wooded grounds of the former Canniesburn Hospital, this larger style of three bedroom duplex apartment (lower ground and ground) with this modern development offers an impressive 132m², formed over two levels. The accommodation on offer on the ground level, begins with the hallway leading to what is the heart of the home an impressive lounge opening to a dining area, a modern kitchen, effectively three rooms in one, the thoughtful configuration broadens at the lounge, the dining area is a sizeable area, the fully fitted kitchen includes a range of white gloss wall and base units, includes a range of appliance, all windows overlook the rear of the grounds. Completing the ground level is the cloakroom, several deep walk-in cupboards which are on both levels. A wooden staircase takes you the sleeping accommodation on the lower level. In the formation of 3 well sized, double bedrooms, two of which have fitted wardrobes, bedroom one with an adjoining en-suite.

Completing the lower level is the family bathroom. Fresh decor throughout. The property benefits from gas central heating, double glazing, door security system, lift and residents parking. The development is factored and the grounds are well maintained. Viewing is recommended to appreciate this unique property.

MEASUREMENTS

| | |
|-----------------------|-----------------------|
| Lounge/Dining/Kitchen | 17'19 @widest x 36'69 |
| Bedroom One | 12'9 x 16'44 |
| Ensuite | 5'30 x 7'53 |
| Bedroom Two | 10'39 x 12'11 |
| Bedroom Three | 9'19 x 8'99 |
| Family Bathroom | 9'03 x 8'55 |
| Cloakroom | 5'53 x 6'21 |

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

Council Tax Band

EPC Band B

Factored Building & Grounds.

