



## 49 Beaufort Gardens, Bishopbriggs, Glasgow, G64 2DJ

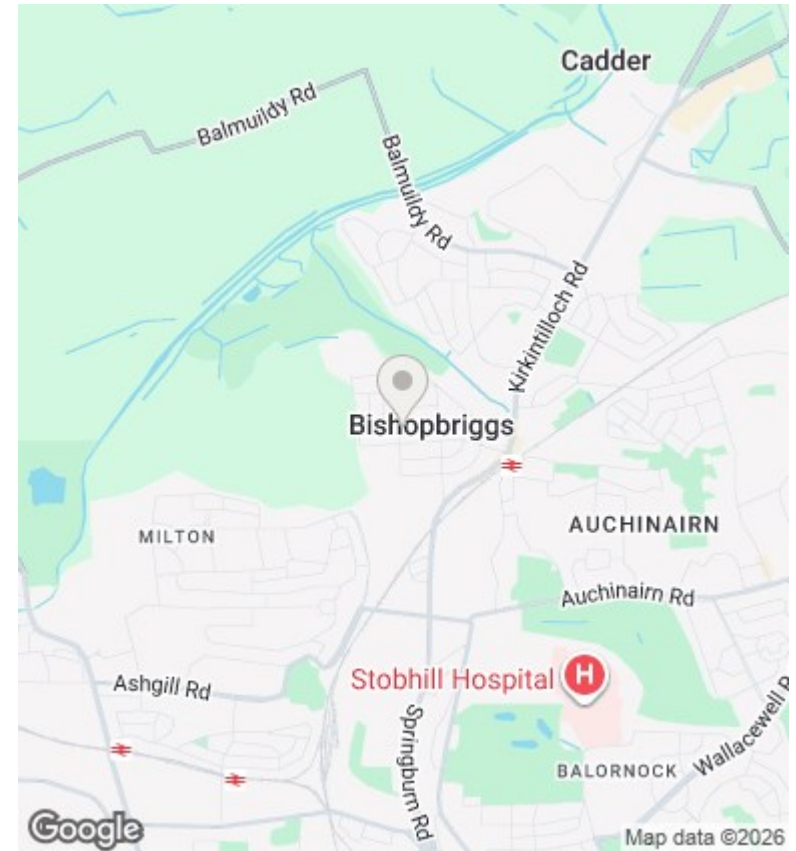
Offers Over £440,000

- Prestigious Beaufort Gardens address within sought-after Bishopbriggs
- Contemporary designer kitchen with premium integrated appliances
- Versatile accommodation including home office
- Energy efficiency rating - C
- Exceptional five-bedroom end terrace villa with substantial extension
- Expansive bi-fold doors opening onto south-facing landscaped gardens
- Extensive private parking with two driveways and detached double garage
- Luxurious open-plan family living and entertaining space
- Magnificent principal suite with 4 piece en-suite bathroom
- Impeccably presented throughout with high-end finishes and elegant interiors



**TOTAL: 2257 sq. ft, 210 m2**  
 1st floor: 1260 sq. ft, 117 m2, 2nd floor: 997 sq. ft, 93 m2  
 EXCLUDED AREAS: STORAGE: 26 sq. ft, 2 m2, UNDEFINED: 24 sq. ft, 2 m2, WALLS: 144 sq. ft, 14 m2

Floor Plan Created By Cubicapp. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	