



**FIRST FLOOR APARTMENT**

40 NASMYTH AVENUE  
BEARSDEN  
G61 4SQ





# 40 NASMYTH AVENUE, BEARSDEN G61 4SQ

Extensively improved and in “turnkey” condition viewing of this impressive larger FIRST FLOOR APARTMENT will not disappoint. Situated within this exclusive North Baljaffray development, the property is convenient for local amenities including Baljaffray Primary, Bearsden Academy, Bearsden Ski Club, being only a few minutes to Bearsden Cross offering excellent local shops, cafes and restaurants.

Attractively decorated throughout the property has been improved to a high standard and specification.

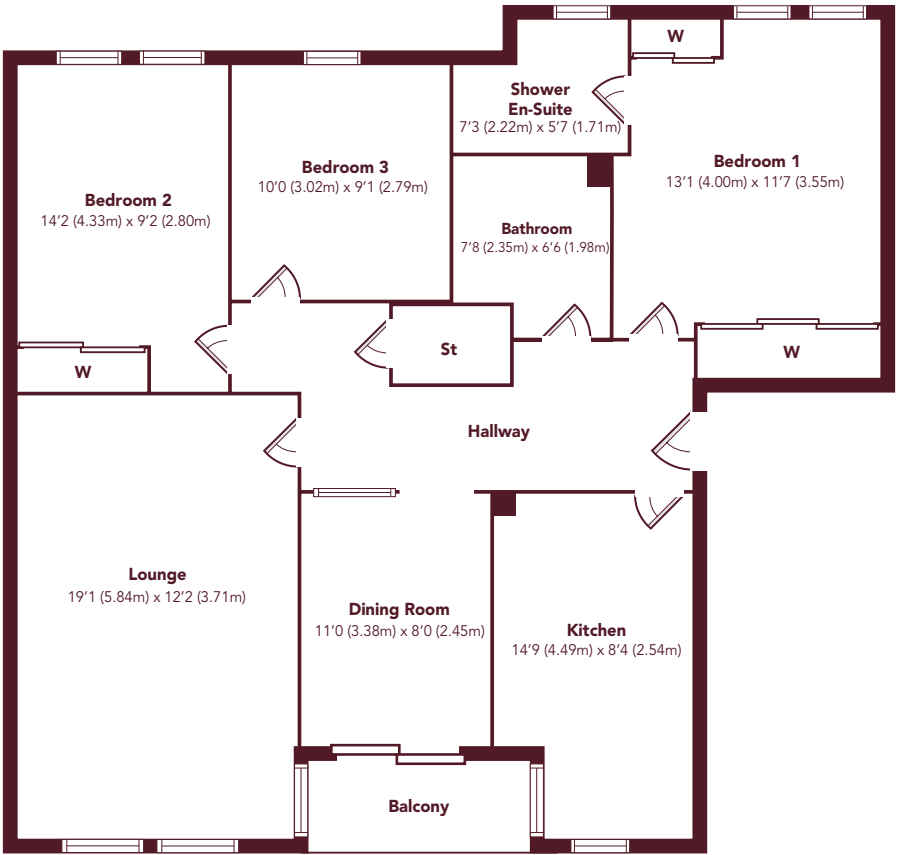
Security controlled access onto entrance with stairs to upper levels, broad reception hall with deep cloaks/storage cupboard, fabulous generously proportioned lounge enjoying southerly aspects to front, separate formal dining room with patio doors onto south facing balcony, generous main bedroom with twin fitted wardrobes with glass and mirror sliding doors and fully tiled en-suite shower room, two further double bedrooms (one with fitted wardrobes), professionally designed and fully fitted kitchen again with southerly aspects to front and comprising extensive floor and wall mounted contemporary veneer fronted units with complimentary work tops and splash back, integrated double oven, hob, hood, fridge/freezer, dishwasher, washing machine and tumble drier in addition to a wine cooler, fully tiled bathroom comprising three piece suite to include a spa bath and electric shower above.

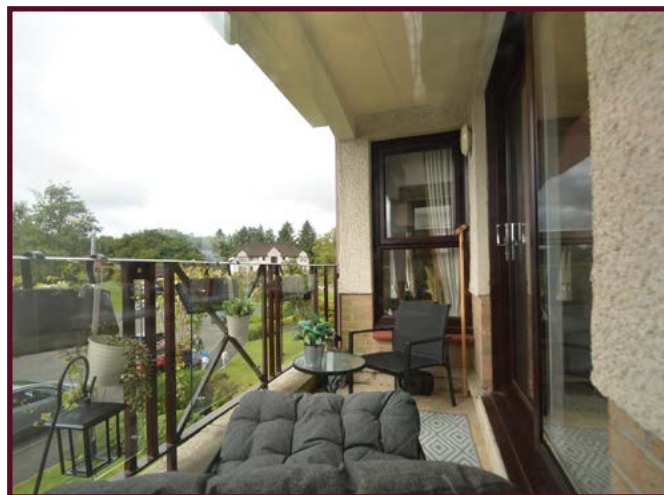
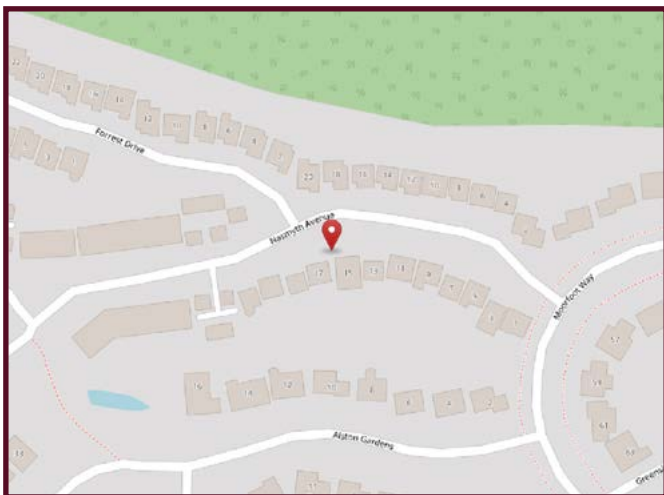
Improvements have included refitting the kitchen, bathroom and en-suite, upgrading the electric heating system, polished chrome socket and light switch covers. There is a single car lock-up garage.

The property is situated immediately opposite a private residents leisure facilities which include a large swimming pool with sauna adjacent and fully fitted gym.

## Measurements

|             |                             |               |                            |
|-------------|-----------------------------|---------------|----------------------------|
| LOUNGE      | 19'1 (5.84m) x 12'2 (3.71m) | BEDROOM TWO   | 14'2 (4.33m) x 9'2 (2.80m) |
| DINING ROOM | 11'0 (3.38m) x 8'0 (2.45m)  | BEDROOM THREE | 10'0 (3.02m) x 9'1 (2.79m) |
| BEDROOM ONE | 13'1 (4.00m) x 11'7 (3.55m) | KITCHEN       | 14'9 (4.49m) x 8'4 (2.54m) |
| EN-SUITE    | 7'3 (2.22m) x 5'7 (1.71m)   | BATHROOM      | 7'8 (2.35m) x 6'6 (1.98m)  |





## Travel Directions

Traveling north along Drymen Road from Bearsden Cross at the bend in the road turn right onto Stockiemuir Road, turning left at the roundabout onto Baljaffray Road, second right onto Moorfoot Way, fourth left onto Nasmyth Avenue and number 40 is on right.

## Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

## EPC

D

## Council Tax

Band E.

## 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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