



11 Dundas Avenue, Torrance, Glasgow, G64 4BD

Offers Over £299,999

- Three-bedroom detached family home set within a peaceful cul-de-sac.
- Bright front-facing lounge with a seamless open-plan connection to the dining area.
- Attractive south-facing rear garden offering a private outdoor retreat.
- Private driveway and large garage provide valuable off-street parking and storage.
- Ideally located in the sought-after semi-rural village of Torrance, with convenient links to Bearsden, Bishopbriggs and Kirkintilloch.
- Positioned on a generous corner/end plot with excellent outdoor space
- Well-appointed fitted kitchen located to the rear, with direct garden access.
- Three comfortable upstairs bedrooms alongside the family bathroom.
- Stylishly enhanced by the current owners through a range of thoughtful improvements.
- Energy efficiency rating - C

11 Dundas Avenue, Glasgow G64 4BD

Offering excellent value for those seeking a peaceful village lifestyle, this attractive three-bedroom detached home enjoys a quiet cul-de-sac position within the semi-rural setting of Torrance. Thoughtfully improved by the current owners, it presents an excellent opportunity for buyers looking for a comfortable home in a tranquil setting, while remaining within easy reach of Bearsden, Bishopbriggs and Kirkintilloch.



Council Tax Band: E



A beautifully presented three-bedroom detached family home, occupying a generous corner/end plot within a quiet cul-de-sac in the popular semi-rural village of Torrance.

The property has been thoughtfully improved by the current owners, with a number of renovations undertaken throughout to create a welcoming and comfortable family home.

The lower accommodation comprises a bright, front-facing lounge which is open plan to the dining space, creating an excellent area for both everyday family life and entertaining. To the rear, the fitted kitchen enjoys a pleasant outlook and provides direct access to the south-facing rear garden.

Upstairs, there are three well-proportioned bedrooms, all with storage, together with the wet room style bathroom.

Externally, the property benefits from a notably generous plot, with a private driveway and garage providing excellent off-street parking and storage. The south-facing rear garden offers a private outdoor space, while the corner position provides a sense of space and privacy rarely found in comparable properties.

Set within a peaceful cul-de-sac, this attractive home combines the tranquillity of village living with excellent access to the surrounding towns and amenities. Torrance is well placed for access to Bearsden, Bishopbriggs and Kirkintilloch, making this an appealing location for families and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation, generous plot and desirable setting this lovely family home has to offer.

Surrounded by beautiful countryside, the village of Torrance is home to the highly rated Torrance Primary, with secondary provisions at Boclair Academy in Bearsden. There are a selection of local amenities including two hairdressers, convenience store, dentist, bakery, mobile Post Office, and pharmacy. It is also highly convenient for the nearby Strathkelvin Retail Park, including Marks and Spencer. There are three village pubs and recreational facilities include tennis courts, a bowling club and nearby golf courses. Torrance is surrounded by picturesque scenery and is a short drive from the suburbs of Bearsden, Milngavie,

Bishopbriggs, and the town of Kirkintilloch, where a wider selection of facilities are on offer along with rail links to Glasgow, Edinburgh and further afield.

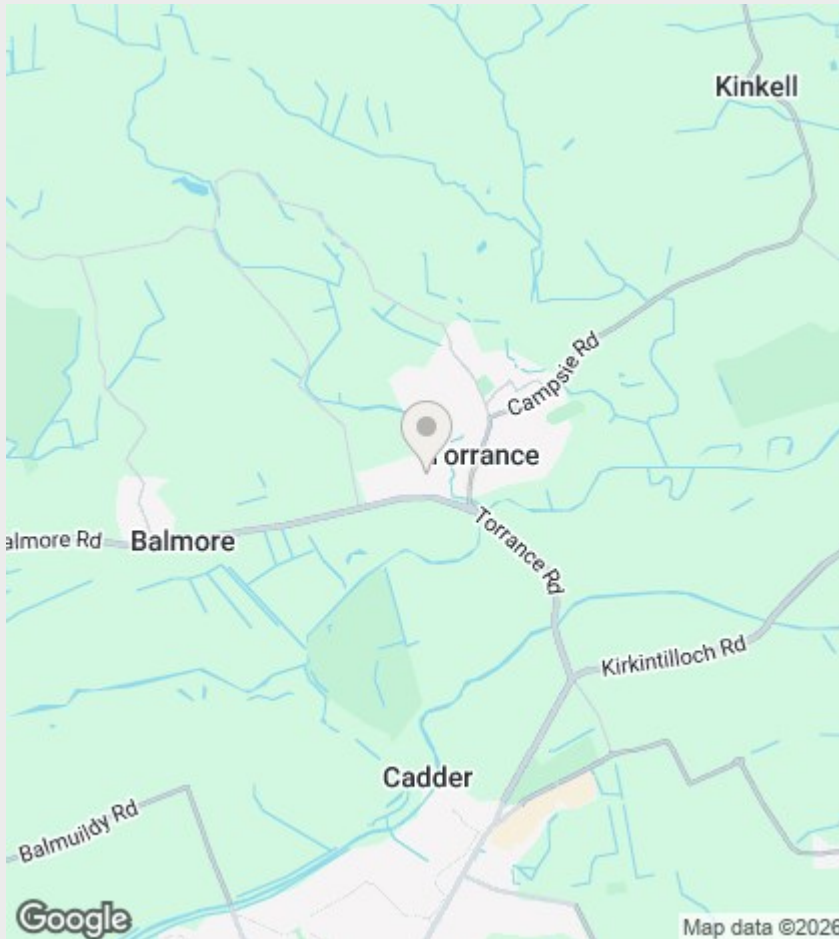
Home Report Available on Request

EER - C

Council Tax - EDC Band E

Viewing Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

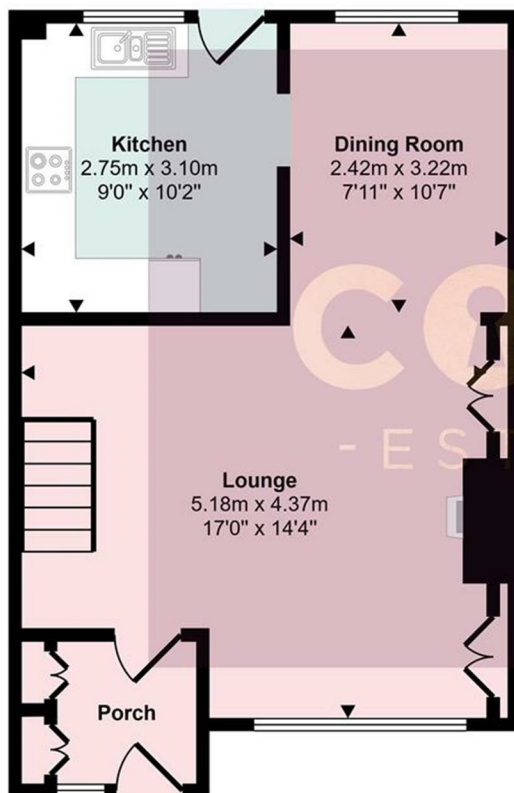
Viewings

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

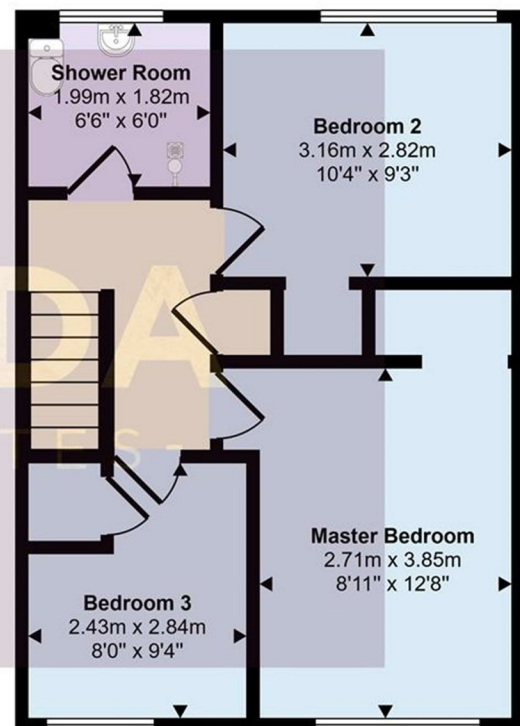
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 41 sq m / 440 sq ft