



14 Bardrill Drive, Bishopbriggs, Glasgow, G64 2EW

Offers Over £255,000

- Stunning 3 Bedroom Property
- Recently Refurbished Throughout
- Modern Family Bathroom Suite
- Downstairs Modern Shower Room
- Close to all Local Amenities
- Desirable Residential Location/Address
- Contemporary Fitted Kitchen
- Large Downstairs Double Bedroom
- GCH, Recently installed DG, Garage and Driveway
- EER-C

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This attractive recently refurbished three-bedroom semi-detached villa is situated within a highly desirable residential area of Bishopbriggs and will appeal to a variety of discerning buyers. The current owner has maintained and presented the property to an exceptional standard throughout, creating a welcoming home with well-proportioned accommodation arranged over two levels. Ideally positioned within a peaceful residential setting yet conveniently located for access to the amenities of Bishopbriggs town centre, early viewing is highly recommended.



3



2



1



C

Council Tax Band: D



The property is entered via a main door porch leading into the lower reception hallway, where a carpeted staircase provides access to the upper landing. The generously proportioned lounge occupies the front of the property and features a large picture window which floods the room with natural light, creating a bright and inviting space ideal for relaxation and entertaining.

Off the lounge, the modern contemporary kitchen is fitted with an excellent range of floor and wall-mounted units, plentiful worktop space and integrated appliances, providing a practical and stylish environment for everyday cooking and meal preparation. A convenient adjoining dining area offers ample space for family meals and entertaining.

A particularly appealing feature of the accommodation is the impressive master bedroom suite, situated at ground-floor level and enjoying a pleasant outlook over the rear garden. Generously proportioned, this room offers excellent comfort and practicality, while a modern, contemporary tiled shower room completes the ground-floor accommodation.

The carpeted staircase leads to the upper landing, which provides access to two further well-proportioned double bedrooms, both benefiting from carpeted flooring. A stylish family bathroom, finished with contemporary tiling and modern fittings, completes the upper-level accommodation. Additional storage is provided by a useful cupboard and loft space.

Externally, the property continues to impress, with a driveway providing off-street parking for several vehicles, together with a garage offering valuable additional storage or parking facilities. To the rear, a private, self-contained garden provides an ideal outdoor space for relaxation and enjoying the warmer months.

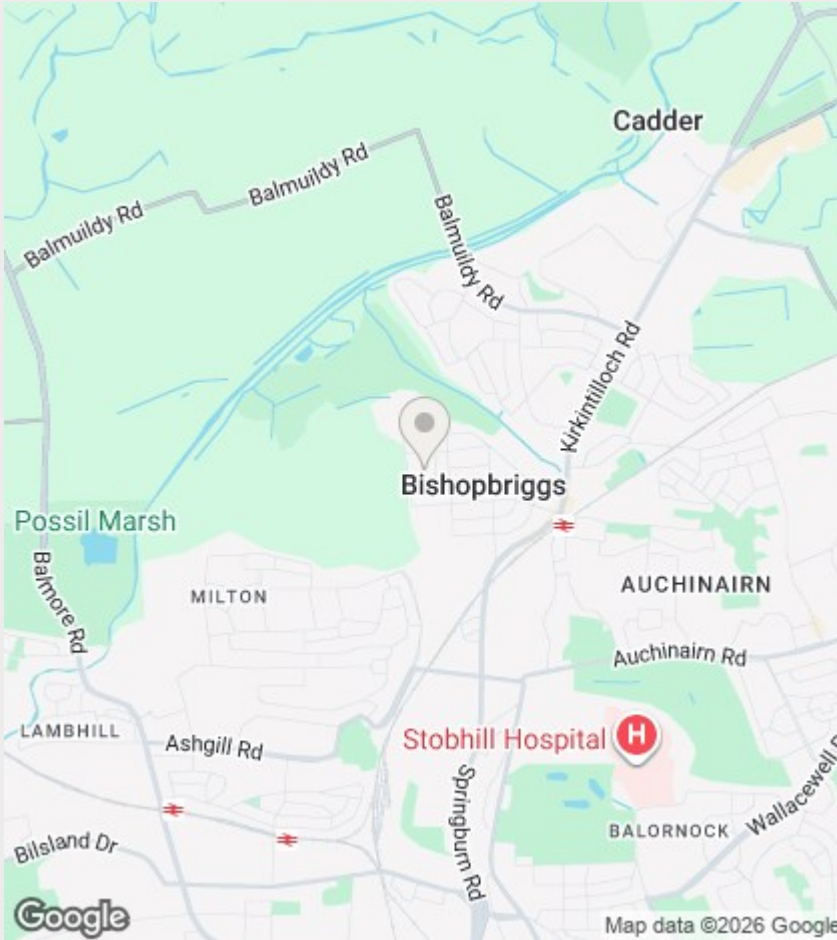
Further benefits include gas central heating and recently installed double glazing. The property has also recently been re wired.

The property is ideally positioned within the sought-after area of Bishopbriggs, offering convenient access to a wide range of local amenities, including highly regarded primary and secondary schooling, shops, bars, restaurants and public transport services. Bishopbriggs town centre provides a more extensive selection of facilities, including supermarkets and a railway station, with regular services to Glasgow and surrounding areas. Excellent road links are also available nearby, providing straightforward access to Glasgow city centre and the wider Central Belt motorway network.

Combining generous accommodation, a highly desirable location and excellent parking facilities, this appealing home represents an excellent opportunity for a range of purchasers, including families, professional couples and those seeking versatile accommodation within an established residential setting. Early viewing is strongly advised to fully appreciate the accommodation and location on offer.







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	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

