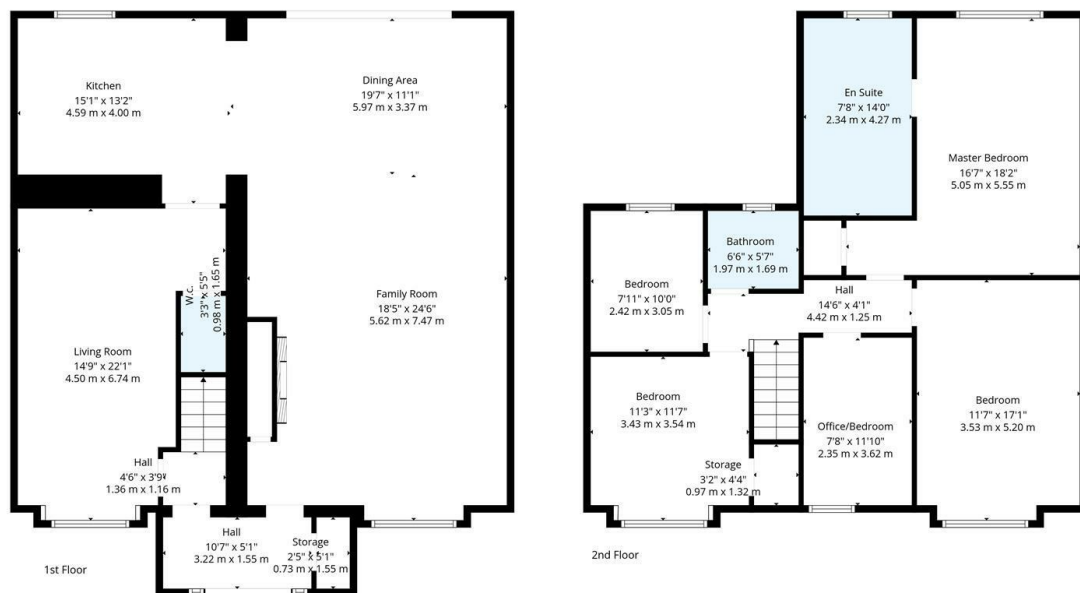




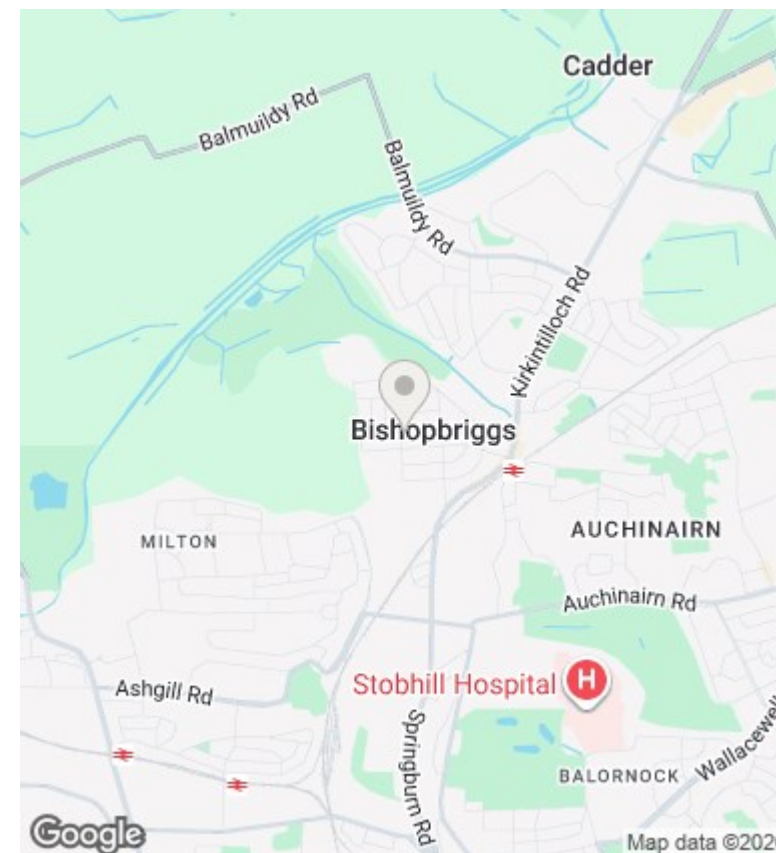
49 Beaufort Gardens, Bishopbriggs, Glasgow, G64 2DJ

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 Cubicasa App. 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) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	