



Semi-detached House

18 Burnbrae Avenue, Bearsden, G61 3ET

Offers Over £240,000



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Description

This two bedroom "Dutch style" semi detached villa occupies a wonderful position within the much admired Burnbrae district of Bearsden. 18 Burnbrae Avenue sits on a prominent corner site enjoying superb views to the front along the avenue and towards the Campsie Fells in the distance. In addition there are open aspects to the rear/side over the adjacent greenspace which runs up to Kilmardinny Avenue.

A much loved family home for many years this property would now be enhanced by some modernisation of the fixtures, fittings and decor. Furthermore there is superb potential to extend to the side and rear and also to further develop the floored and lined attic space. A few steps lead from the driveway to the front door and to the entrance hall. From here a stairway ahead continues to the upper level and a door to the right accesses the lounge. This is a nicely proportioned reception room with dining area and offers a comfortable living space to relax and entertain within. Worth particular mention is the deep bay window projection to the front that frames the delightful aspects towards the Campsie Fells. A doorway from the dining area leads to the kitchen which is fitted with a range of units and worktops. There is ample space for freestanding appliances and a broad window to the rear overlooks the garden. A door to the side elevation provides direct access to the gardens and driveway.

Upstairs the landing links to the two bedrooms and the wet room. Both bedrooms are of excellent size and have some built in storage space. Mention must surely be made again of the delightful views on offer. The bathroom has been re-modelled as a wet room in recent times complete with Mira electric shower, wc and wash hand basin with fitted furniture below. A window to the side lends light. A fixed stairway is found in the front bedroom cupboard and this leads to a floored and lined attic space which has a velux style window to the rear and additional small single glazed window to the gable end. This handy space has a ceiling light fitting and convenient access into the eaves.

The windows of this property are double glazed with the exception of the small window found in the attic. There is a gas fired central heating system with the boiler found in the external store accessed to the side elevation of the property. This store also offers a useful space to house some gardening tools and other such items.

Externally there are mature gardens found to the front, side and rear which offer lovely outdoor spaces to be enjoyed. A driveway provides off street parking for 2-3 cars.

This home lies within a sought after residential pocket convenient for a host of amenities found within both Bearsden and Milngavie. There is highly regarded schooling available at a number of local schools including Mosshead Primary and Bearsden Academy. Recreational facilities include the Allander Leisure Centre, Sports Direct Fitness and a number of private golf courses and tennis clubs. Kilmardinny Loch is just a short walk from this property and Mugdock Country Park is nearby. The area offers a wide selection of shopping facilities including an M&S Simply Food, Waitrose, Tesco, Asda and Aldi. There are also a variety of cafes, bars and restaurants to be enjoyed. Commuters have convenient access to regular train services with the nearest station being Hillfoot.

Room Dimensions

Entrance Hall	1.73 m x 1.22 m / 5'8" x 4'0"
Lounge	4.17 m x 3.58 m / 13'8" x 11'9"
Dining	3.15 m x 2.36 m / 10'4" x 7'9"
Kitchen	3.02 m x 2.39 m / 9'11" x 7'10"
Bedroom 1	3.53 m x 4.72 m / 11'7" x 15'6"
Bedroom 2	4.11 m x 2.74 m / 13'6" x 9'0"
Wet room	2.03 m x 1.98 m / 6'8" x 6'6"
Attic	3.76 m x 3.66 m / 12'4" x 12'0"

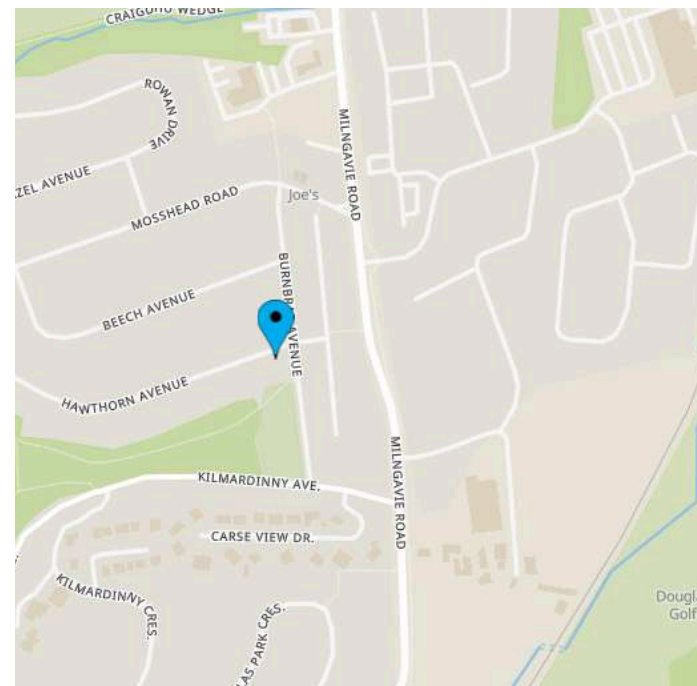
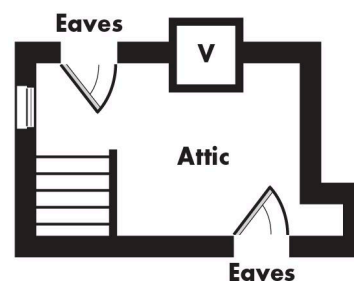
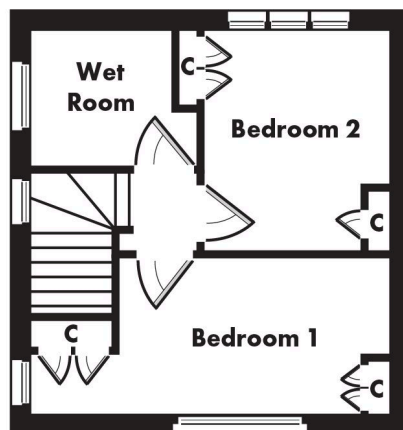
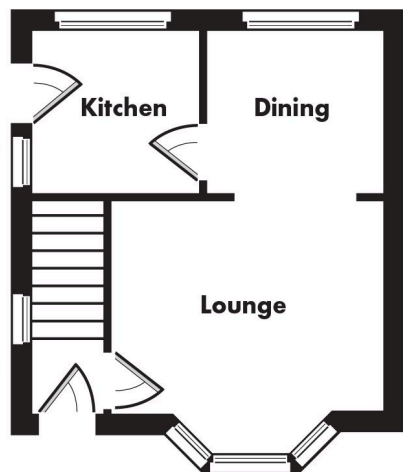
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Features

Two bedroom semi detached villa
 Prominent corner position
 Wonderful aspects
 Potential to extend
 Much admired Burnbrae district
 Excellent local amenities & schools



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling northwards along Milngavie Road, A81, pass Hillfoot Train Station on your right and continue in the direction of Milngavie. Turn left into Kilmardinny Avenue and then first right into Burnbrae Avenue. The property is found along on the left hand side on the corner with Hawthorn Avenue.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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