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68 WESTBOURNE CRESCENT

A TWO BEDROOM LOWER COTTAGE FLAT IN HIGHLY DESIRABLE LOCATION OFFERING A WEALTH OF OPPORTUNITY

Set within the desirable area of Bearsden and just 20 minutes from Glasgow's City Centre, Westbourne Crescent will appeal to homebuyers who are eager to enjoy life in a peaceful suburb, while being within easy reach of all that Bearsden and the surrounding area has to offer. The nearby cosmopolitan West End of Glasgow offers an extensive range of shopping, culture and leisure facilities to fulfil all your needs and is highly accessible by either road or rail. This family home is within minutes of Bearsden Cross and within easy reach of two mainline railway stations and major road networks.

At Bearsden Cross you'll find a more traditional shopping experience with speciality shops and a variety of good quality restaurants. Westbourne Crescent also falls within the catchment area for some of Scotland's best schools; ensuring first class education is close at hand. Just ten minutes away, you'll find yourself in the countryside and surrounded by picturesque scenery at the gateway to the West Highland Way, with plenty of walking and exploring opportunities. There are excellent sports facilities within easy reach including the exclusive Bearsden and Douglas Park golf clubs. With all this on your doorstep, Westbourne Crescent really does have something for everyone!

We are delighted to offer for sale this two bedroom, lower cottage flat, situated within the hugely popular location of 'Bearsden'. This property offers great commuting links as well as being within a short stroll to all local amenities and schooling catchments.

The property requires a level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style. Once completed, the property will offer well proportioned room sizes with an abundance of living space, making this a super acquisition for either a first time buyer, down-sizer, investor or a DIY enthusiast. It further benefits from a lock-up garage to the rear.

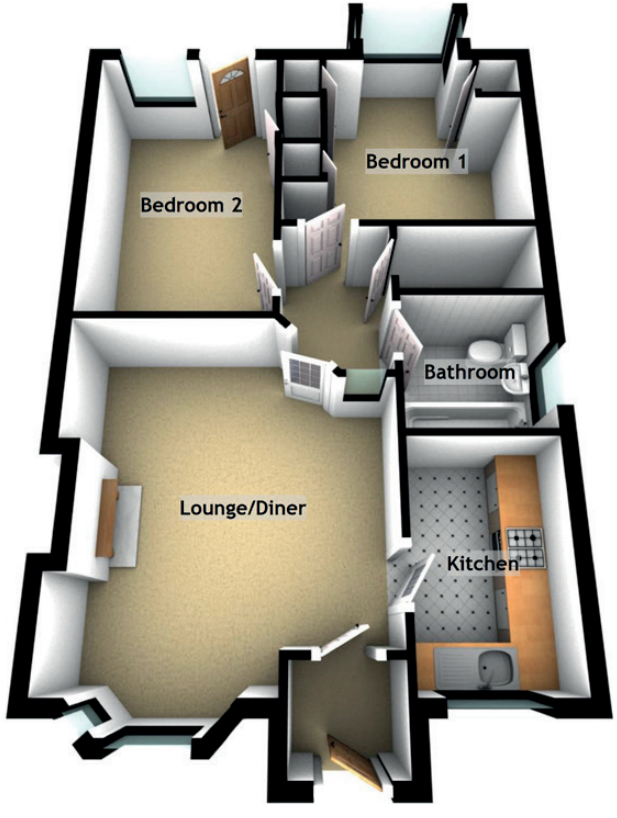
In more detail, the property comprises: An entrance vestibule. Immediately impressive lounge, with a bow window to the front aspect, flooding the room with natural light and offering views over the front garden and the surrounding area. A feature fireplace is the other key focal point of the room. The kitchen has been fitted to include a range of floor and wall mounted units with a complimentary worktop. It benefits from space for a freestanding cooker, washing machine and an upright fridge/freezer.

There are two, well-proportioned bedrooms, both of which have space for additional freestanding furniture if required. The master benefits from three storage cupboards. The second bedroom is a very adaptable room and could be used as anything you want it to be – hobby room, dining room or a permanent bedroom and has a door opening into the rear garden. The partly-tiled bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from gas central heating and double glazing for additional comfort and convenience.

Additionally, the flat benefits from a private garden to the front and a share of the garden to the rear. Ample on-street parking is available in the immediate vicinity and there is the added advantage of a lock-up garage (up and over door has been removed) to the rear aspect. This can be accessed via a private driveway to the side aspect.

SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.36m (17'7") x 4.00m (13'2")
Kitchen	2.85m (9'4") x 1.81m (5'11")
Bedroom 1	3.75m (12'4") x 3.00m (9'10")
Bedroom 2	3.95m (13') x 2.48m (8'2")
Bathroom	1.81m (5'11") x 1.74m (5'9")

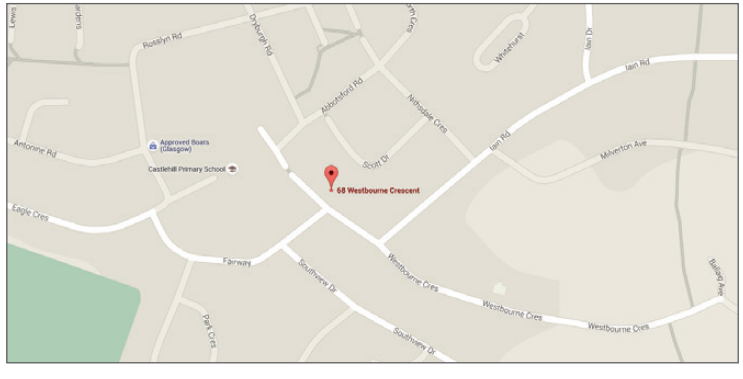
Gross internal floor area (m²) - 57m²

EPC Rating - C

GARAGE TO REAR

DEVELOPMENT OPPORTUNITY

LOCAL AMENITIES



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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



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