



Delightful three bedroom family home located within a much sought after residential pocket.

Sitting proudly within beautifully landscaped garden grounds and offering generously proportioned family accommodation throughout, is this impressive sandstone fronted semi detached villa with driveway and detached garage.

Internally the property offers versatile family accommodation within five principle apartments formed over two levels.

In brief the accommodation extends to: entrance vestibule accessed via twin storm doors, naturally bright reception hallway with under stair storage; beautifully presented bay windowed lounge with feature fireplace; modern kitchen offering level access to the rear garden while comprising a range of wall and base mounted units coupled with an impressive selection of integrated appliances and to complete the lower accommodation there is a well proportioned dining room/family room with period fireplace detail.

The original timber staircase leads to the first floor which extends to: a generously proportioned master bedroom to the front with bay window formation and ample space for free standing wardrobes; second large double bedroom to the rear with built in and fitted wardrobes; third bedroom to the front and to complete the accommodation there is a family bathroom comprising a modern three piece suite with over bath shower.

The property is set within generous landscaped gardens to the front and rear which have been well maintained by the current owner thus creating a delightful outdoor space. The front garden retains a level section of lawn bounded by shrubs and bushes and benefits from a paved driveway to the side which extends to the detached garage with roll top door. The rear garden is predominately laid to lawn with an adjacent patio area suitable for outdoor entertaining. Furthermore, a degree of privacy and security is aided by a combination of perimeter fencing and hedging.

As the photographs reveal, this beautiful family home is presented to market in excellent condition and is further complimented by gas fire central heating and a mixture of original sash and case and double glazed windows.

Location
Beech Avenue is perfectly placed within Bearsden for excellent schools, including Mosshead Primary and further benefits from an impressive selection of local amenities and fantastic transport links. There is a regular bus and train service into Glasgow whilst the centre of Bearsden provides a range of shops, banks, post office, bars, restaurants, doctors and dentists surgeries and churches of various denominations. The area offers superb leisure facilities with golf courses, sports centres, bowling and tennis clubs.



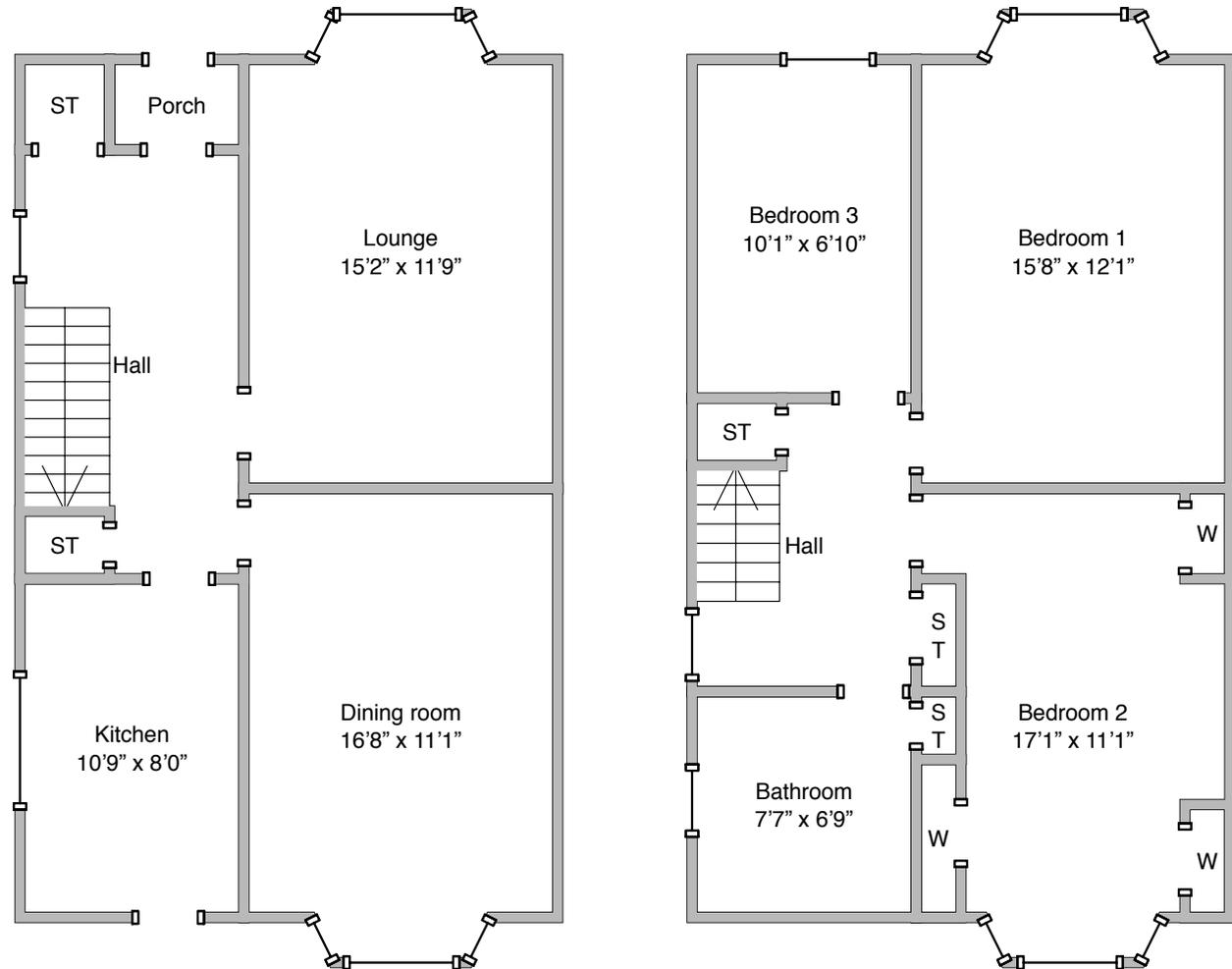


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