

Almond Road | Bearsden | Glasgow | G61 1RQ

Offers Over £170,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Almond Road.

An excellent traditional two-bedroom end-terrace villa, in need of a degree of modernisation.

Property Description
This two-bedroom end-terrace villa is located in the ever-popular South Westerton pocket of Bearsden. The home offers bright and spacious accommodation throughout, benefiting from a superb end-terrace plot with enclosed monobloc front gardens and a generous private rear garden with a parking bay to the rear. The rear garden enjoys all-day sun. Additionally, it boasts an established, mature garden.

Entering the home via the porch, you step into the hall, with stairs leading to the upper level and a conveniently placed cupboard ideal for storing outdoor clothing. To the right sits the lounge with a large picture window, giving plenty of natural light. The lounge runs through to the dining area, again with a large picture window. From the dining area, there is access to the kitchen, featuring a range of floor and wall units with contrasting worktops. The kitchen gives door access to the sunroom and then to the rear garden.

Upstairs, the first room is the walk-in wet room with shower, wc and basin. Finishing the accommodation is two double bedrooms, both with built-in storage cupboards.

This superb property is located in a peaceful yet extremely convenient location, close to nearby shops, amenities, and Westerton train station with direct links to the West End, Edinburgh and Glasgow City Centre.

Almond Road sits in a suburb of Bearsden and is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels in the area, with plenty of leisure facilities, including your choice of private and public gyms and clubs. Locally, there is an excellent selection of shops and services. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton, including a service to Edinburgh. Glasgow's West End and City Centre are a short drive from the property.

The Clyde tunnel and M8, motorway network is also close by, leading to Glasgow and surrounding areas as well as the A82 network leading to the likes of Loch Lomond.

Sold as seen. Your attention is drawn to the fact that we have been unable to confirm whether certain items included in the sale of the property and are in full working order. Any prospective purchasers must accept the property is for sale on this basis.

Whilst we endeavour to provide as accurate information as possible, our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.









