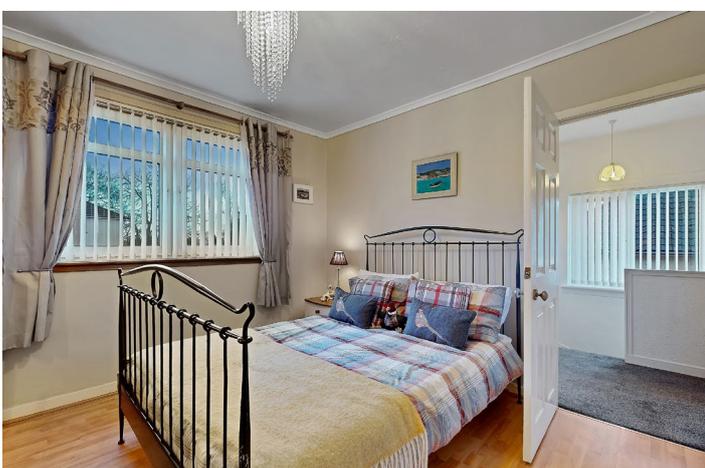




SOLICITORS & ESTATE AGENTS



**Semi Detached Villa
18 Arisaig Drive, Bearsden, G61 2PE
Offers Over £275,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

This beautifully presented three bedroom semi detached home is set within a highly desirable residential area of Bearsden, offering spacious, well balanced accommodation perfectly suited to modern family living. The property is entered via a welcoming entrance porch, leading into a bright and generously proportioned lounge and dining area, flooded with natural light and providing an excellent space for both everyday living and entertaining.

The modern kitchen is fitted with stylish white units, complemented by wooden effect worktops, and offers ample storage and workspace for cooking and dining. There is also the added benefit of useful storage on the ground floor, enhancing the practicality of the home.

On the upper level, there are three well proportioned bedrooms, all offering comfortable accommodation, along with a contemporary shower room featuring a three-piece suite including a sleek walk in shower. A floored attic provides excellent additional storage space and further flexibility.

Externally, the property boasts a private driveway leading to a garage, ensuring convenient off-street parking. The home is set within well maintained private gardens to both the front and rear, offering ideal outdoor space for relaxing, entertaining, or family use.

Further benefits include UPVC double glazing and gas central heating throughout.

Bearsden is widely regarded as one of Glasgow's most sought after suburbs, known for its excellent local schooling, a wide range of amenities, and superb transport links providing easy access to Glasgow City Centre and beyond. This fantastic home combines space, location, and practicality, making early viewing highly recommended.

EPC Rating

C

Measurements

<u>Hallway</u>	6'1" x 10'2" 1.85 m x 3.09 m
<u>Lounge</u>	12'1" x 13'6" 3.68 m x 4.11 m
<u>Dining Room</u>	10'9" x 10'6" 3.27 m x 3.20 m
<u>Kitchen</u>	7'6" x 10'6" 2.29 m x 3.20 m
<u>Bedroom 1</u>	10'3" x 13'8" 3.12 m x 4.16 m
<u>Bedroom 2</u>	10'7" x 10'5" 3.22 m x 3.18 m
<u>Bedroom 3</u>	6'2" x 8'11" 1.87 m x 2.72 m
<u>Shower Room</u>	7'7" x 5'11" 2.31 m x 1.80 m



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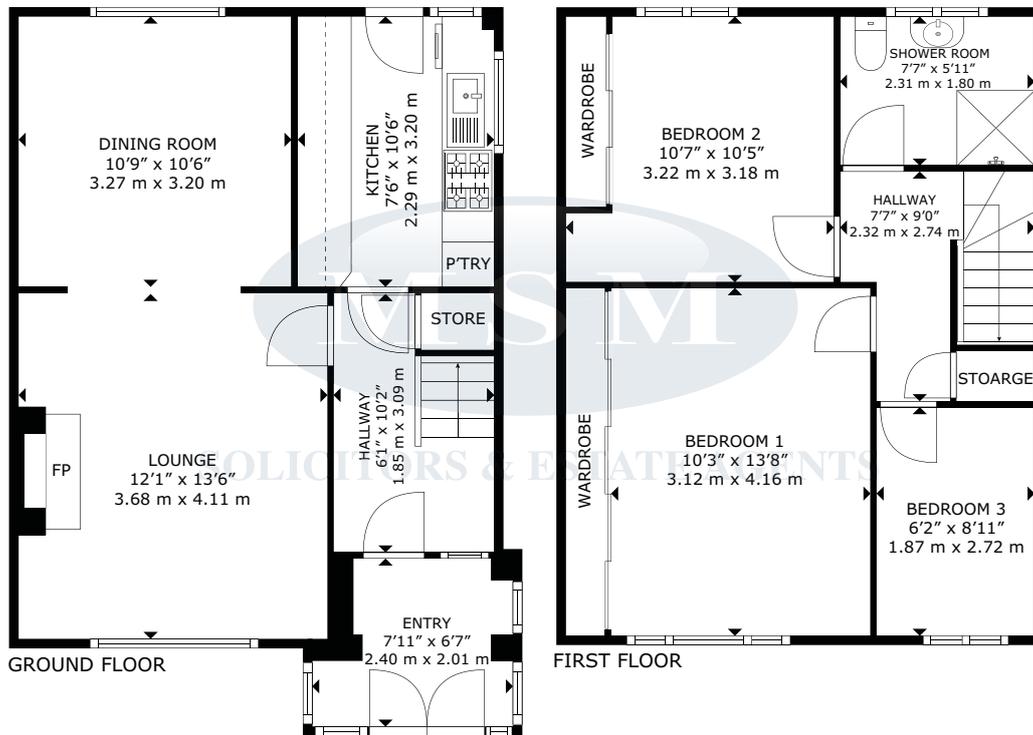
Travel Directions

Leave MSM, 43 Crow Road and continue onto the A739 towards Bearsden, following Bearsden Road for approximately 1.5 miles. At the roundabout, take the third exit onto Maryhill Road, then turn left onto Rannoch Drive. Continue onto Killermont Avenue and Woodvale Avenue, then turn left onto Albert Drive. Finally, turn right onto Arisaig Drive, where number 18 will be on the right.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
 GROUND FLOOR: 490 sq. ft., 45 m² FIRST FLOOR: 453 sq. ft., 42 m²
 TOTAL AREA : 943 sq. ft., 87 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
 Telephone 0141 339 5252, Fax 0141 339 4617

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