



## 243 Bearsden Road, Glasgow, G13 1DH

Offers over £149,995



Elevate property Services are delighted to present this spacious THREE bedroom ground floor flat to market. Situated within a traditional sandstone tenement building in the popular Anniesland area, this rarely available property is sure to appeal to a variety of purchasers. Early viewing is recommended as this splendid property is not expected to be available for long.



## Property Description

Externally this property benefits from on-street parking to the front and a communal garden with drying green to the rear. Entry into this well-maintained building is via a secure door entry system with this accommodation being conveniently located on the ground floor.

Upon entering, you are welcomed into the reception hallway which benefits from a cupboard with generous storage and leads to all rooms within this apartment. The lounge is generous in size and boasts space for dining to the front of a large bay window which floods this room with natural sunlight. The modern fitted kitchen hosts an array of wall and floor units and co-ordinating worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated oven, hob and extractor fan with ample space available for a free-standing washing machine, dryer and fridge freezer.

Three well-proportioned bedrooms are available, one of which is currently utilised as a dressing room and office. Completing this property, is a partially-tiled family bathroom with quality fixtures and fittings and comprising of a bath with rainfall mixer shower over, vanity unit and W.C. Further benefits of this property include gas central heating and secondary glazing which support an efficient energy rating.

Ideally situated within a short distance of sought after schooling, this property will appeal to families with children of various ages. Also, within walking distance of Anniesland Cross which benefits from popular shops, bars and restaurants, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City, Loch Lomond area and beyond.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

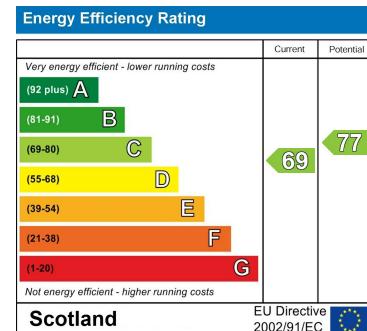
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.