

# 32 Kinglas Road

BEARSDEN, GLASGOW, G61 1JS



*Magnificent two bedroom end terrace villa in a quiet and well sought after location.*



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We are delighted to offer to the market this rare opportunity to own an excellent two-bed end terrace home. Set in the quiet, and extremely popular area of Kinglas Road, Bearsden, it reflects one of the most popular areas to live anywhere in Glasgow today. Understandably, given the excellent schools and abundance of shops and amenities available nearby, including its relatively close proximity to the vibrant and trendy West End, with all, its great bars restaurants and cafés it has to offer.

# THE LOUNGE



The accommodation consists of a bright and airy lounge with a large window allowing lots of natural light to fill the room. The lounge offers a very quiet and peaceful space to relax in.



# THE KITCHEN



The kitchen is bright and fresh, finished in a good range of units with an electric hob and oven. The area further benefits from space for a fridge, freezer and a washing machine.

One of the best parts of the home is the outstanding view into the garden which you can catch a glimpse of when washing up.

# THE SHOWER ROOM



The tiled shower room is bright with a white suite and an electric shower over the bath, ensuring there's always an instant supply of hot water for long refreshing showers.

There are two good sized bedrooms in this home, all have space for free-standing furniture, the master has fantastic built-in wardrobes.

The attic has been fully converted and offers an array of options to suit each individual buyer. The current owner has used it as an extra bedroom, however, this space offers a host of different options. The home is kept warm and comfortable via the double glazing and gas central heating.



# BEDROOM 1





# BEDROOM 2





# THE ATTIC ROOM





The gardens are mature, private and pet-friendly, there is ample room to extend subject to planning consent approval.

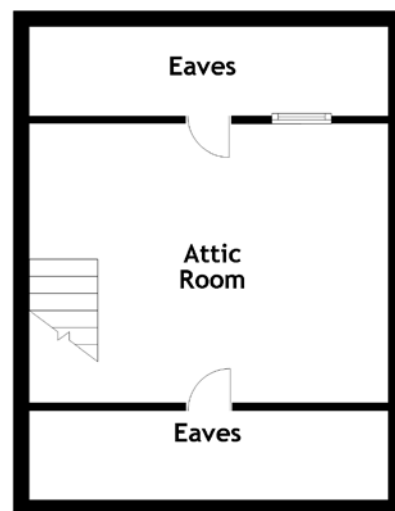
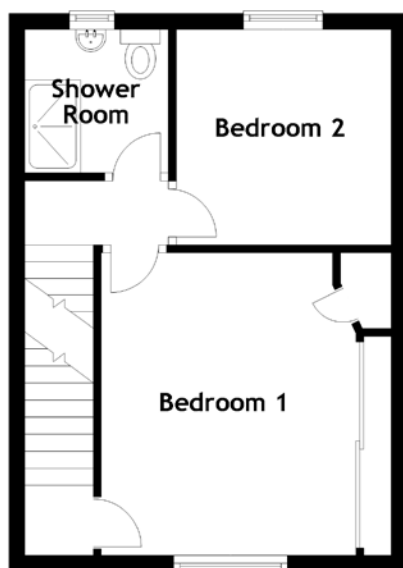
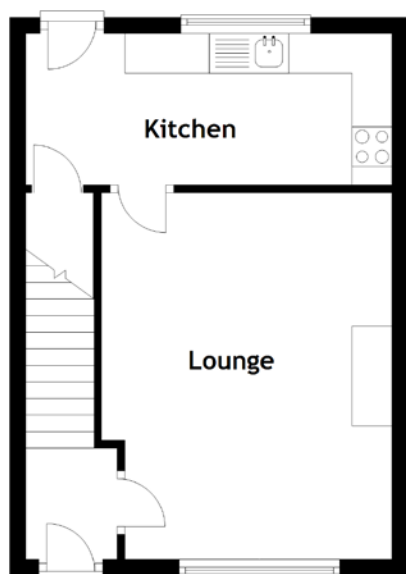
This is a property that has really been enjoyed by the current owner given its great accommodation, prime position, and convenient location. Early viewing is advised for a family or couple looking for a rare opportunity in a first-class location.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



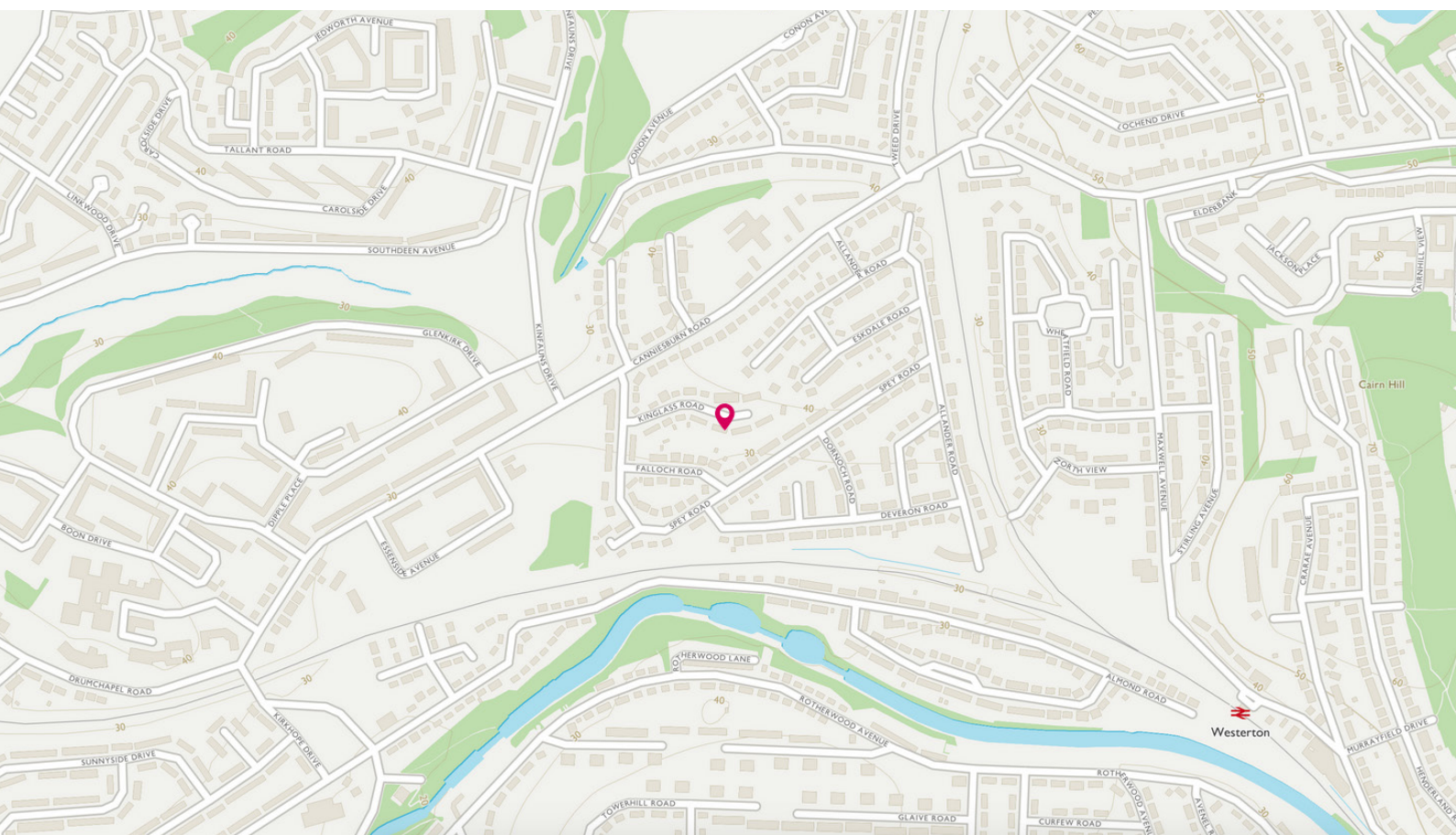
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.65m (12')
Kitchen	4.60m (15'1") x 1.90m (6'3")
Bedroom 1	3.80m (12'5") x 3.20m (10'6")

Bedroom 2
Shower Room
Attic Room

2.70m (8'10") x 2.70m (8'10")
1.85m (6'1") x 1.80m (5'11")
4.50m (14'9") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Kinglas Road is set within the desirable area of Bearsden and just twenty minutes from Glasgow's city centre 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 a twenty-minute stroll 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. Kinglas Road also falls within the catchment area for some of Scotland's best schools; ensuring first-class education is close at hand.

A short drive and, you'll find yourself in the countryside 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.



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