




McEwan Fraser Legal
Solicitors & Estate Agents
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116 Spey Road
BEARSDEN, GLASGOW, G61 1LQ

BEARSDEN

GLASGOW, G61 1LQ

Spey 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.

"... AN EXTENSIVE RANGE OF SHOPPING, CULTURE AND LEISURE ..."

At Bearsden Cross, you'll find a more traditional shopping experience with speciality shops and a variety of good quality restaurants. Kelvin Crescent 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.



116 SPEY ROAD

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McEwan Fraser Legal are delighted to bring to the open market this two bedroom terraced property. The property is in need of modernisation throughout but would make an ideal purchase for the first-time buyer or Buy-To-Let investor.

In more detail the property consists of a hallway, the lounge allows for free standing furniture and different configurations. The kitchen comes with floor to ceiling units, space for cooker, large storage cupboard, fridge freezer, and washing machine as well as access to the back garden.

On the upper level, there are two good sized bedrooms allowing for freestanding furniture. Access to the floored attic is found through the master bedroom, this area benefits from power and light and would easily make for a comfortable living space within the property.

The bathroom completes the property internally with walk-in shower, wash hand basin and WC.

Externally the front garden is low maintenance, the secure back garden is also low maintenance and benefits from a single garage.

The property also benefits from gas central heating and double-glazed windows.

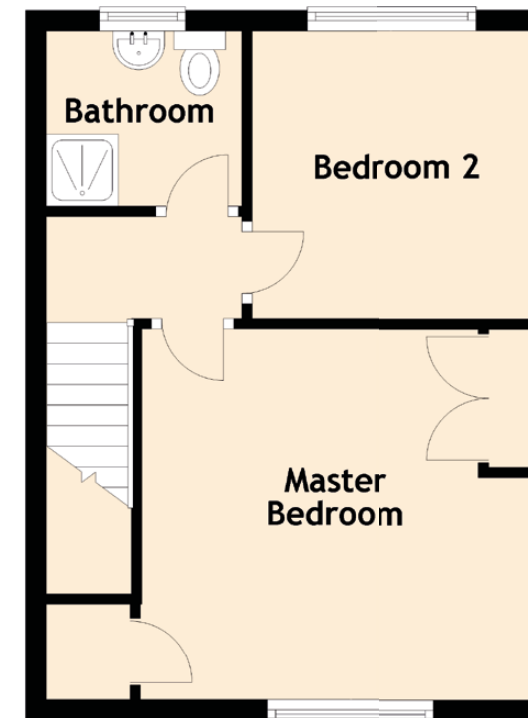
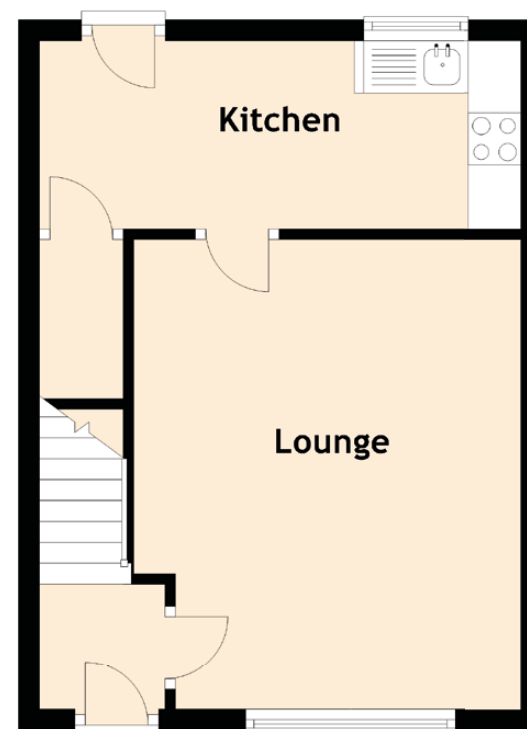
DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.





SPECIFICATIONS & DETAILS

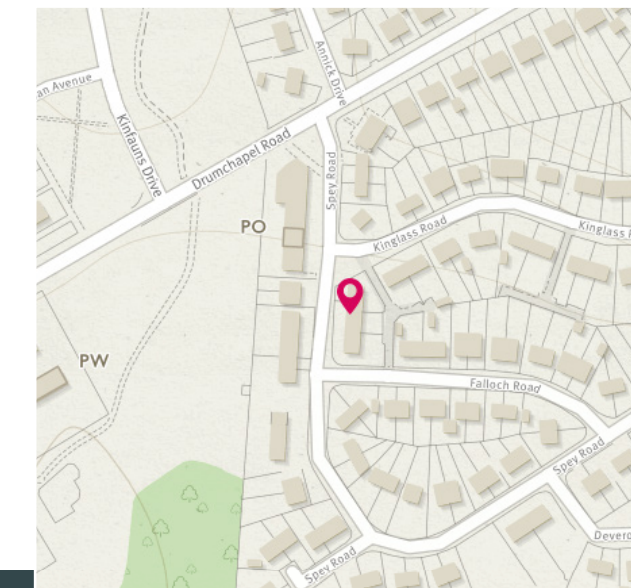
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	4.60m (15'1") x 1.80m (5'11")
Master Bedroom	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	2.80m (9'2") x 2.70m (8'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 60m² | EPC Rating: D



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Part
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Text and description
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