

72 Henderland Road

BEARSDEN, GLASGOW, G61 1JG



*RARELY AVAILABLE 3 BEDROOM DETACHED
PROPERTY IN A HIGHLY SOUGHT AFTER LOCATION*



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We are delighted to bring to the market this incredible 3-bedroom detached home, set in a popular family-friendly street within a first-class family location. This delightful and charming property makes a perfect place to come home to and it's presented in fantastic condition. The property would benefit from some modernisations throughout however has been very well looked after by its current owner. The house has some amazing potential to create something pretty special!

The accommodation comprises a welcoming hallway which allows for access to all of the rooms. There are 3 double bedrooms, all generous in size with the two on the front aspect of the property, benefitting from glorious bay windows that fill each room with natural light. On the rear aspect you will find the 3rd bedroom which is currently being used as an office.

You will also find a bright and spacious lounge on the rear side of the home, which given its shape would suit a range of furniture configurations. A feature fireplace is the main focal point of this relaxing and comfortable room.





Bedroom 1





Bedroom 2



The kitchen is well-appointed and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a range of oak veneer-fitted units, with a brand new Hotpoint electric oven/grill and a gas hob. It's evident this is a well-equipped space for any chef to serve up a marvellous meal, with some basic modernisations, this could be a fantastic place to cook and eat together with friends and family. You'll also find a back door in the kitchen which leads out perfectly to a slabbed patio and a stunning rear garden area.



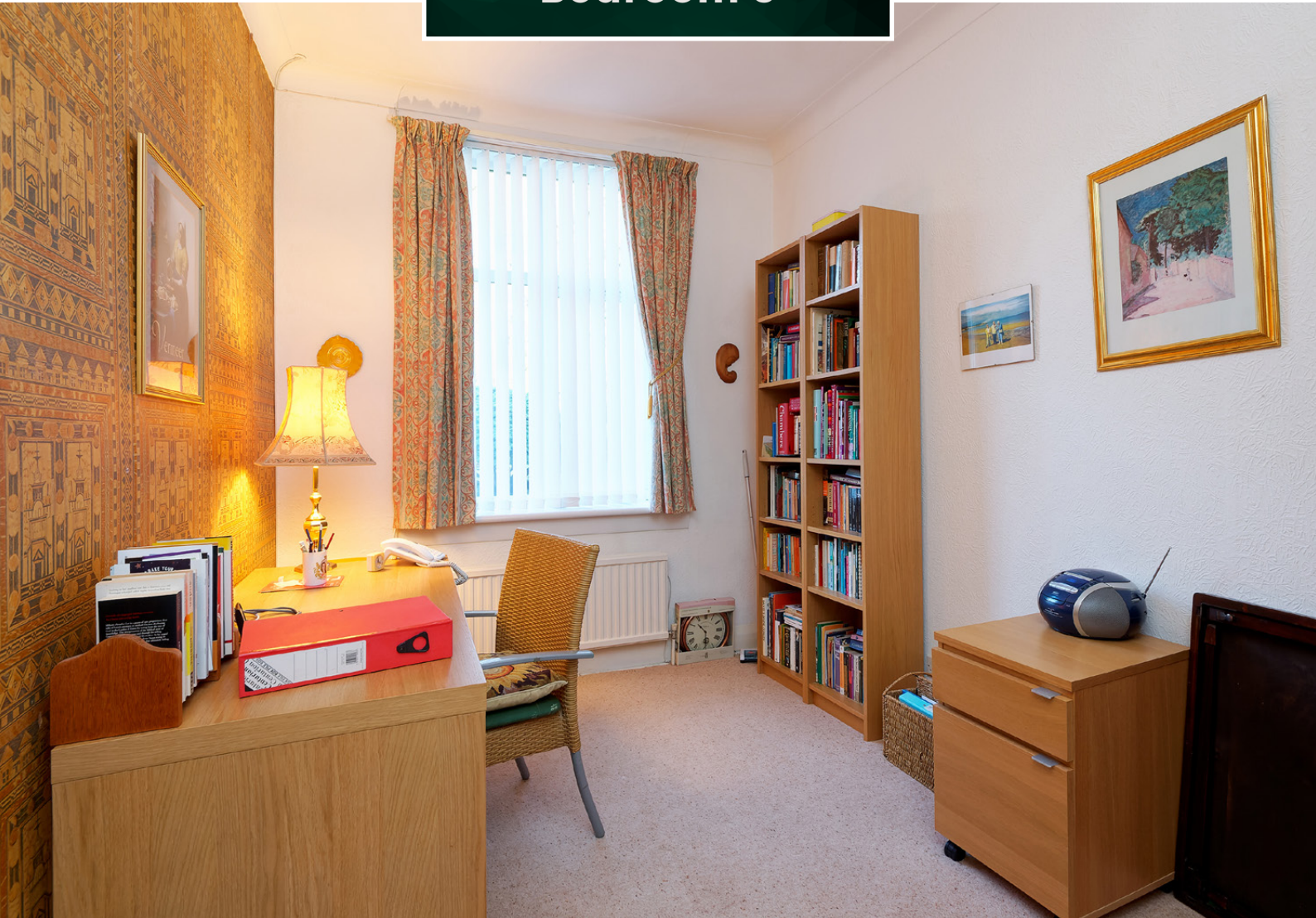


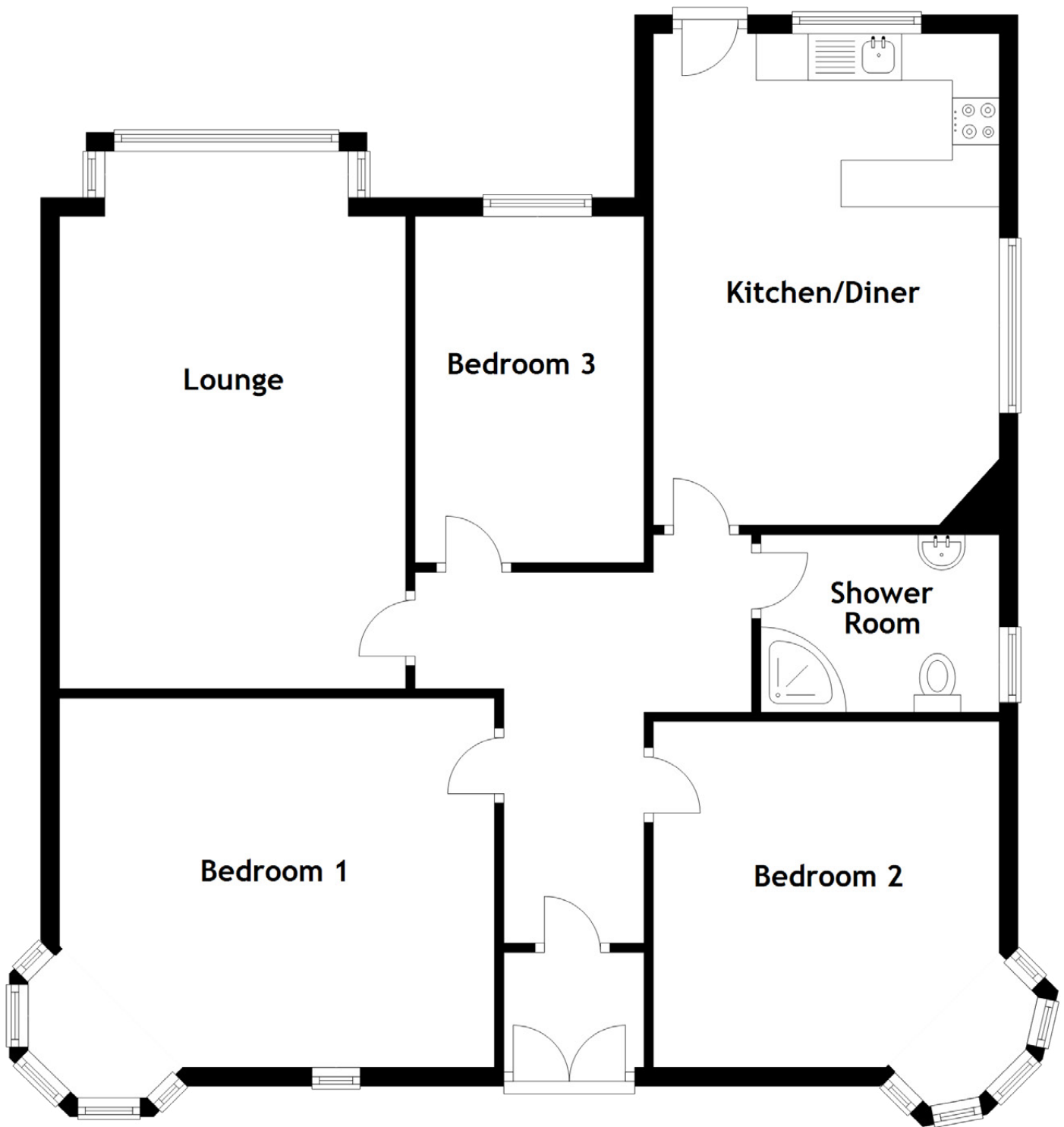
The well-presented family shower room is also very well appointed, finished in a white suite with a mains-fed shower within a quadrant shower enclosure. The mains shower is fed by the combi boiler.





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	5.75m (18'10") x 3.70m (12'2")	Shower Room	2.55m (8'4") x 1.90m (6'3")
Kitchen/Diner	5.24m (17'2") x 3.70m (12'2")	Gross internal floor area (m ²): 103m ²	
Bedroom 1	4.65m (15'3") x 3.95m (12'11")	EPC Rating: D	
Bedroom 2	3.70m (12'2") x 3.70m (12'2")		
Bedroom 3	3.70m (12'2") x 2.45m (8')		



The attic space is a real opportunity to develop more space, it's fully floored and is currently utilised as a storage area but could easily (subject to planning approval) become a fabulous bedroom and en-suite. The home is kept warm, comfortable and secure via gas central heating and double glazing.

The multi-level garden areas are extremely well kept, with the rear garden space being both secure and child-friendly. On sunnier days the elevated garden is a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. Parking is via the large driveway to the front aspect. This great home would make an ideal buy for so many people, with a little bit of imagination and some upgrades - this could be an incredible home to enjoy for many years to come!

Early viewing is strongly advised for anyone seeking a very rarely available property with loads of charm and appeal, set in a great location.

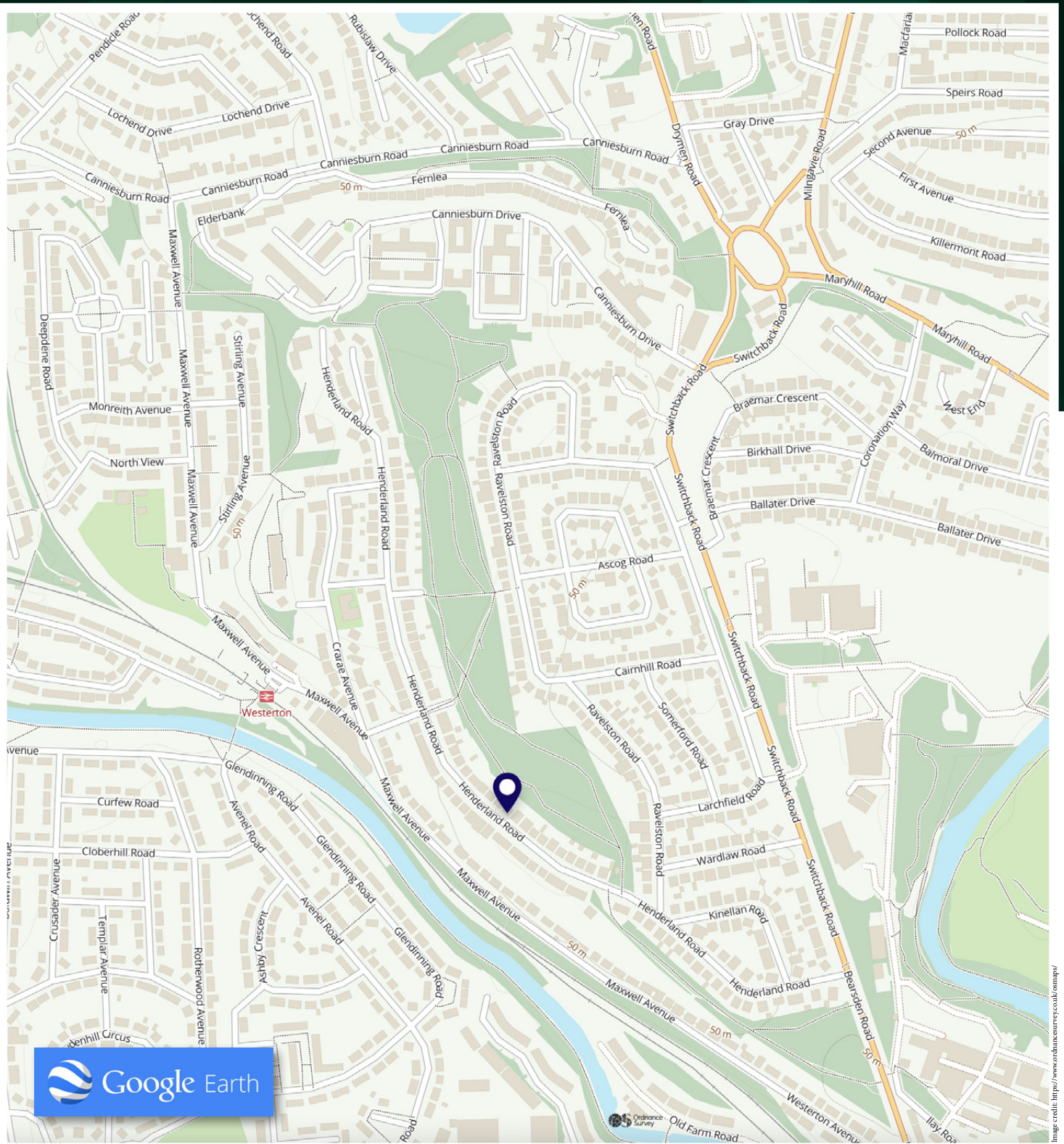




Set within the desirable location of Bearsden and just twenty minutes from Glasgow's city centre, 72 Henderland Road will appeal to home buyers who are eager to enjoy life in a peaceful suburb, while being within easy reach of all that Bearsden and the surrounding area has to offer. The nearby, cosmopolitan 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 15-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. Kelvin Crescent also falls within the catchment area for some of Scotland's best schools; ensuring first class education is close at hand. Just ten minutes away, you'll find yourself in the countryside and 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.

The Location



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