

37 Kenmure Crescent

BISHOPBRIGGS, GLASGOW, G64 2DL



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

This spacious bungalow is ideally situated to take advantage of all the amenities the centre of Bishopbriggs has to offer



We are delighted to introduce to the market, this immediately impressive three bedroom detached family Bungalow. This is a very rarely available property given it's a very spacious bungalow and it's offered to the market in need of a little TLC and personalisation. The property offers tremendous flexibility for any family to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet corner of the family-friendly and popular location of Bishopbriggs, and the surrounding high hedges and walls offer a particularly private and appealing outdoor space that's rarely found today. The property has been carefully and thoughtfully designed with individuality and an easy free-flowing space in mind.

THE LOUNGE



The storm doors to the front lead into a charming entrance vestibule which gives way via an internal glass door to the spacious hallway from which all apartments are accessed. The remainder of the property has also been built to excellent proportions. The large lounge is of a size and layout rarely available in today's modern builds and all the Hallmarks of a great room are evident; genuinely spacious proportions, beautiful feature fireplace, lots of natural light flooding in the bay window and space that will cater for sumptuous designer furniture that you'll be able to set out in any number of various configurations. The original decorative corning is a sight to behold.

THE KITCHEN/DINER



The bright and spacious dining kitchen has plenty of oak cabinets and work surfaces as well as a great view through the patio doors to the spacious rear garden and it's sure to become a real 'hub' of the home. It features a gas hob, built-in oven, washing machine, tumble dryer, integrated dishwasher and a free-standing fridge freezer. It's clear to see it has been thoughtfully designed with both style and functionality in mind. The kitchen layout also allows for a large dining table to be utilized if required. The well-proportioned dining space has easy two-way access from the garden or the kitchen thus making it ideal for entertaining friends and family on more formal dining occasions.





The wet wall family shower room is fresh and bright and contains a white suite with an electric shower. There are three spacious bedrooms in this unique home, all lovely and bright, and all with plenty of room for free-standing furniture. The very spacious master bedroom also benefits from a large bay window overlooking the well-tended front garden. The house is always kept warm and comfortable via double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

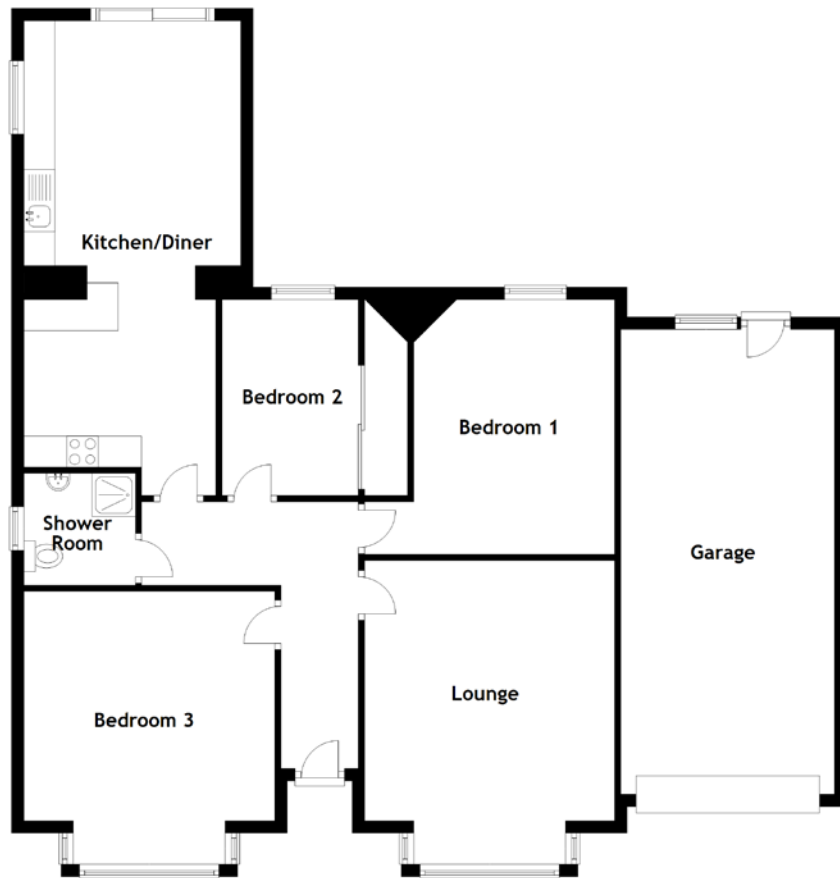


Dual monobloc driveways accommodating up to 5 cars as well as a generous single garage benefit this property to the front and side. The garage has both power and light making it the ideal space for a workshop. Early viewing is strongly recommended for these rarely available and many sought-after bungalows in such a prime location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.10m (13'5")
Kitchen/Diner	7.00m (23') x 3.50m (11'6")
Shower Room	2.70m (8'10") x 1.80m (5'11")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
Bedroom 2	3.10m (10'2") x 2.80m (9'2")
Bedroom 3	4.40m (14'5") x 4.05m (13'3")

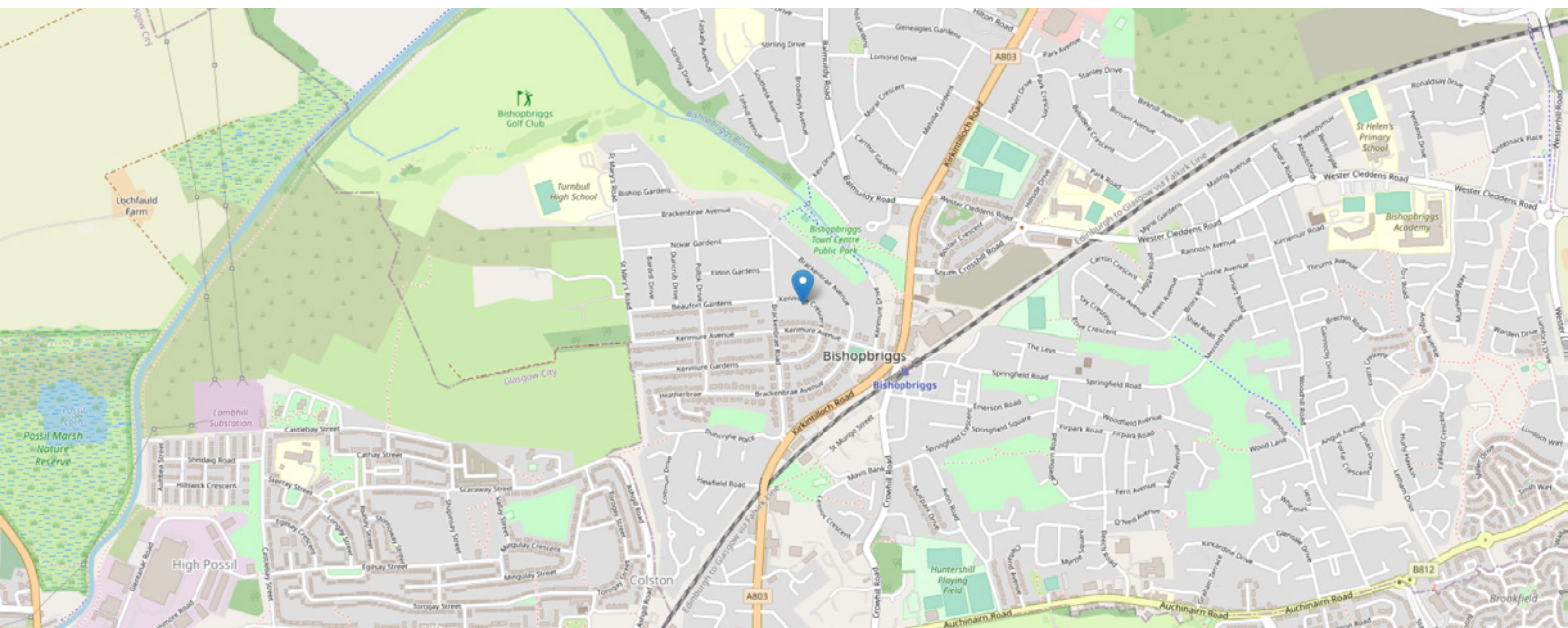
Garage

7.50m (24'7") x 3.45m (11'4")

Gross internal floor area (m²): 94m²
EPC Rating: E

Buyer's Premium Value: £4800.00

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Kenmure Crescent is a highly popular residential address within the catchment area for local Schools including Turnbull High School and Bishopbriggs Academy, and also close to a range of local amenities. For the commuter, the house is in walking distance of Bishopbriggs Railway Station.





The property is positioned within a reasonable walking distance of a diverse range of shops and amenities in Bishopbriggs where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Morrisons' and Asda store. Recreational pursuits are varied including, health clubs/gyms and golf courses both public and private. Frequent public transport services provide rapid commuter access to the city centre. Schooling is available locally at primary and secondary level.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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