

36 Westbourne Drive

BEARSDEN, GLASGOW, G61 4BH



A bright and spacious three-bedroom semi-detached house with the added bonus of a garage, set in a popular family-friendly street within a first-class family location



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We are delighted to bring to the market this incredible three-bedroom semi-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. 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 LOUNGE



The accommodation comprises a welcoming hallway which allows for access to all of the rooms on this level. The formal lounge is flooded with natural light from the large picture window to the front aspect and also offers a pleasant outlook. The feature fire and surround give the room a real cosy feel. The kitchen is well-appointed and offers a range of floor and wall-mounted units, with plumbed space for free-standing appliances.

THE KITCHEN



THE DINING ROOM



Another impressive room is the formal dining room; it's easy to imagine the evenings of fine dining this zone has played host to. A useful WC completes the accommodation on this level.





Journeying upstairs, you will discover three bright and airy bedrooms, all generous in size and offering a range of furniture configurations. The family bathroom completes the impressive accommodation internally.

The attic space is a real opportunity to develop more space. It is accessed via a dropdown ladder and, subject to obtaining the necessary planning and consents, could be transformed into another room. The home is kept warm, comfortable and secure via gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



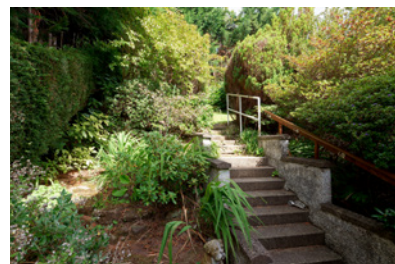
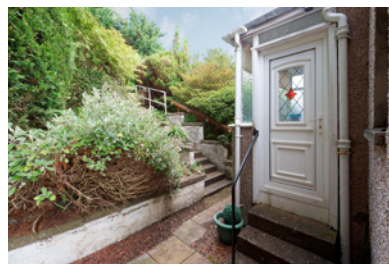
BEDROOM 3



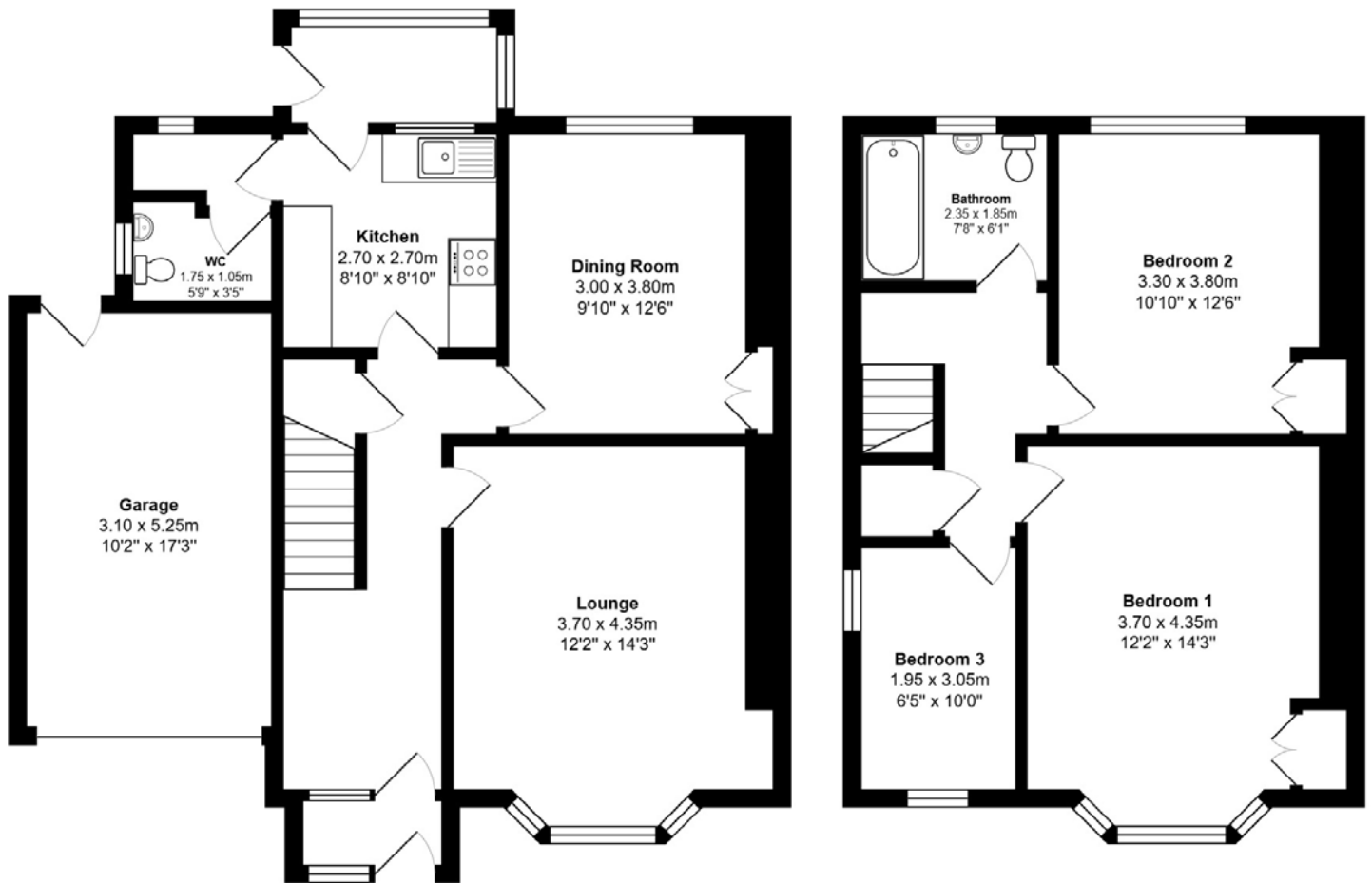
Externally, to the front of the property, there is a private garden and a driveway to the side and a garage thereafter. The rear garden is fully enclosed and provides a safe environment for children and pets. Many a summer's evening will be spent in this zone, enjoying the peace and quiet.

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!

EXTERNALS

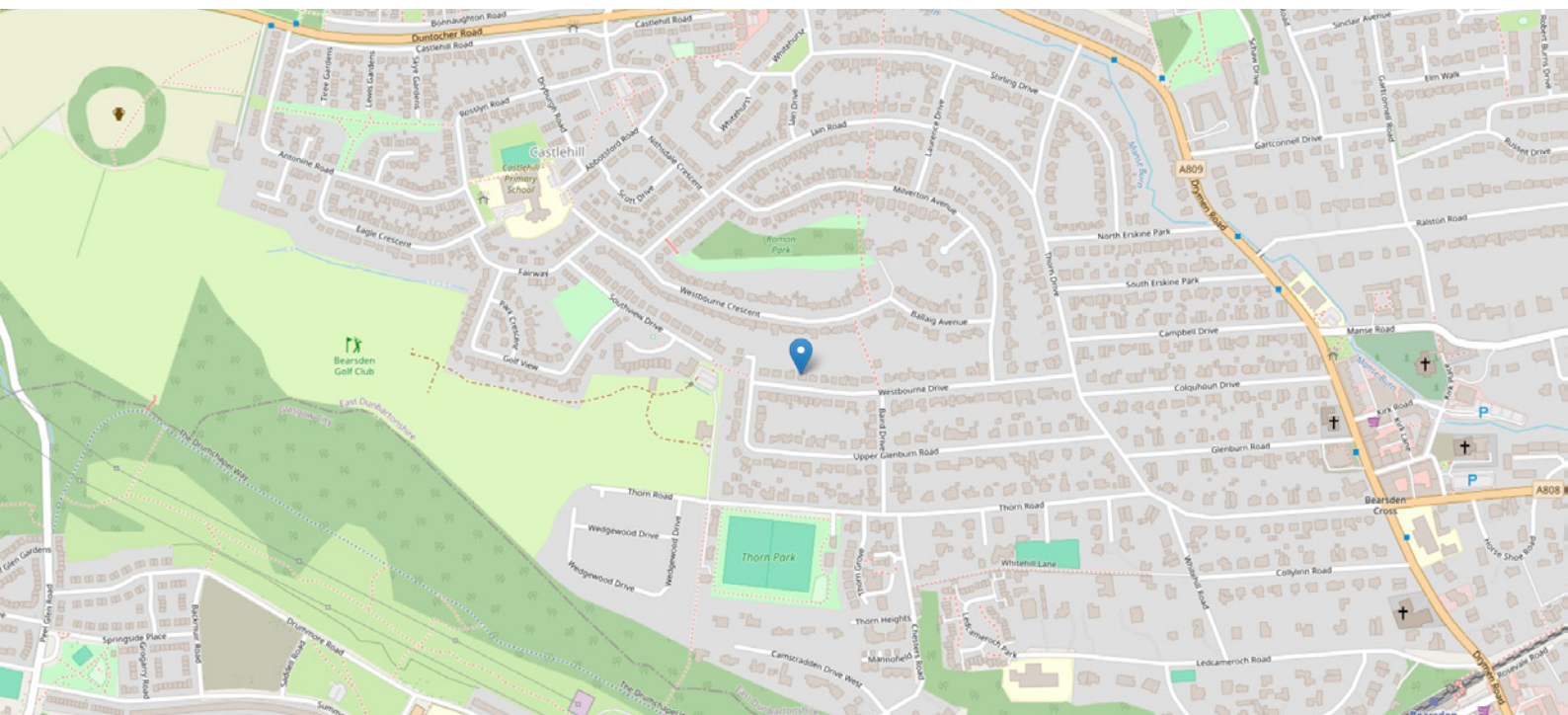


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: D



THE LOCATION

Set within the desirable location of Bearsden and just twenty minutes from Glasgow's city centre, 36 Westbourne Drive 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 have 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. Westbourne Drive 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.



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