



**35 WESTERTON AVENUE**

BEARSDEN

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A lovely semi detached villa in Westerton which requires internal upgrading.**

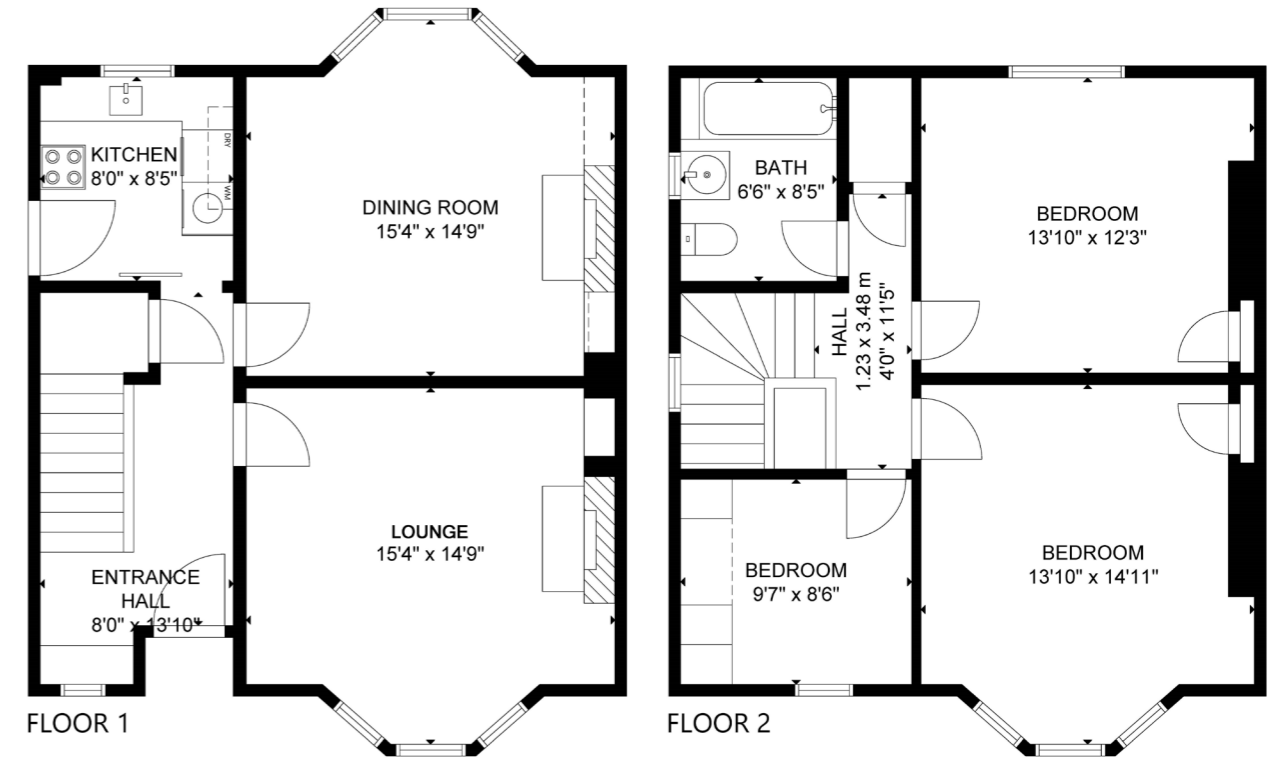
Built in the 1930's this Semi Detached house would make a beautiful family home. It is fair to say the property requires a degree of modernisation but offers generous room sizes. On the ground floor the accommodation on offer extends to an entrance hall with under stair cupboard, two reception rooms both with bay window and a kitchen.

An attractive staircase with a beautiful stained-glass window takes you to the upstairs landing and the accommodation comprises three bedrooms including the principal bedroom with bay window and fitted wardrobes and the second with stunning views over Glasgow. There is also a storage cupboard and bathroom with overhead shower in bath.

Externally, the property has good sized garden grounds with garden sheds in the rear garden and a single garage to the front.

The property also benefits from double glazing, gas central heating and fully floored full height attic space.





The property is in the south of Bearsden's Westerton district within the boundary of Glasgow. The post code is Bearsden and council tax is paid to Glasgow City Council. The property is set just off the switchback road. Dawsholm Park is close by as are excellent shopping facilities including Morrisons and Marks and Spencer in Anniesland. The David Lloyd Health Club is also nearby. Westerton train station is just along Westerton Avenue providing links to the City Centre and West end. The Clyde and Forth Canal provide lovely walks and cycle ways.

The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train

**BD3420** | Sat Nav: 35 Westerton Avenue, Bearsden, G61 1HW  
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 \* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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